Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/64 Mcmahons Road, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $690,000 & $740,000

Median sale price

Median price $770,000 Property Type Unit Suburb Ferntree Gully

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/8 Mountain Gate Dr FERNTREE GULLY 3156	$760,000	09/02/2026
2	2/21 Elton Rd FERNTREE GULLY 3156	$720,000	29/11/2025
3	12/12 St Elmo Av FERNTREE GULLY 3156	$730,500	19/11/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/03/2026 10:12

1/64 Mcmahons Road, Ferntree Gully Vic 3156

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4 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
December quarter 2025: $770,000

Comparable Properties



2/8 Mountain Gate Dr FERNTREE GULLY 3156 (REI/VG)

3 2 2

Price: $760,000
Method: Private Sale
Date: 09/02/2026
Property Type: Unit

Agent Comments



2/21 Elton Rd FERNTREE GULLY 3156 (REI/VG)

3 2 1

Price: $720,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 318 sqm approx

Agent Comments



12/12 St Elmo Av FERNTREE GULLY 3156 (REI/VG)

3 1 1

Price: $730,500
Method: Sold Before Auction
Date: 19/11/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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