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	5 BALDWIN AVENUE UPPER FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$890,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Upper Ferntree Gully
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
44 FERNY CREEK AVENUE UPPER FERNTREE GULLY VIC 3156	$912,500	24-Feb-25
12 WRIGHT AVENUE UPWEY VIC 3158	$909,000	20-Nov-24
22 HILLTOP ROAD UPPER FERNTREE GULLY VIC 3156	$920,000	17-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 30 April 2025

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44 FERNY CREEK AVENUE UPPER FERNTREE GULLY VIC 3156

4 2 -

Sold Price RS $912,500 Sold Date 24-Feb-25

Distance 0.24km



12 WRIGHT AVENUE UPWEY VIC 3158

4 1 1

Sold Price $909,000 Sold Date 20-Nov-24

Distance 0.94km



22 HILLTOP ROAD UPPER FERNTREE GULLY VIC 3156

3 1 2

Sold Price $920,000 Sold Date 17-Jan-25

Distance 1.48km

RS = Recent sale **UN** = Undisclosed Sale

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