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	38 Forest Oak Drive, Upper Ferntree Gully, Vic 3156

Indicative selling price

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

range between $780,000 & $858,000

Median sale price

Median price	$852,500	Property type	*House*	Suburb	Upper Ferntree Gully
Period - From	01/03/2024	to	28/02/2025	Source	PropTrack

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
3 Albert Street, Upper Ferntree Gully, VIC 3156	$850,000	04/12/2024

OR

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

This Statement of Information was prepared on: 25/03/2025