

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

102/1172 BURWOOD HIGHWAY 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

\$340,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,750

Property type

Unit

Suburb

Upper Ferntree
Gully

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

G06/1172 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156	\$360,000	25-Jun-25
104/1172 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156	\$390,000	03-Mar-26

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: 02 June 2026

Kristy Trisca

M 0432601725

E kristy.trisca@obrienrealestae.com.au



**G06/1172 BURWOOD HIGHWAY
UPPER FERNTREE GULLY VIC 3156**

Sold Price

\$360,000

Sold Date

25-Jun-25

 1

 1

 1

Distance

0km



**104/1172 BURWOOD HIGHWAY
UPPER FERNTREE GULLY VIC 3156**

Sold Price

\$390,000

Sold Date

03-Mar-26

 2

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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