

# 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 Bruce Crescent, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$888,500

Property Type

House

Suburb

Ferntree Gully

Period - From

01/10/2024

to

31/12/2024

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	3 Spring St FERNTREE GULLY 3156	\$770,000	04/03/2025
2	35 Rollings Rd UPPER FERNTREE GULLY 3156	\$737,000	26/10/2024
3	5 Renwick Rd FERNTREE GULLY 3156	\$775,000	21/09/2024

**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:

20/03/2025 09:50



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 957 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
December quarter 2024: \$888,500

## Comparable Properties



**3 Spring St FERNTREE GULLY 3156 (REI)**

[Agent Comments](#)



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 04/03/2025  
**Property Type:** House  
**Land Size:** 929 sqm approx



**35 Rollings Rd UPPER FERNTREE GULLY 3156 (REI/VG)** [Agent Comments](#)



**Price:** \$737,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 821 sqm approx



**5 Renwick Rd FERNTREE GULLY 3156 (REI/VG)**

[Agent Comments](#)



**Price:** \$775,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 842 sqm approx

**Account - Woodards** | P: 0390563899