

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

103/8 SELMAN AVENUE 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2024

to

28 Feb 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

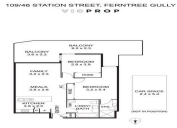
Date of sale

109/46 STATION STREET FERNTREE GULLY VIC 3156	\$490,000	17-Nov-24
113/9 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156	\$462,000	11-Oct-24

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: 27 March 2025



**109/46 STATION STREET
FERNTREE GULLY VIC 3156**

 2  2  -

Sold Price **\$490,000** Sold Date **17-Nov-24**

Distance **0.43km**



**113/9 MOUNTAIN GATE DRIVE
FERNTREE GULLY VIC 3156**

 2  1  1

Sold Price **\$462,000** Sold Date **11-Oct-24**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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