

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

7 VICTORIA STREET 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

\$1,250,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,000

Property type

House

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

21 CLENDON ROAD FERNTREE GULLY VIC 3156

\$1,310,000

21-Jan-25

1 STEPHANIE CLOSE FERNTREE GULLY VIC 3156

\$1,310,000

23-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: 26 March 2025



21 CLENDON ROAD FERNTREE GULLY VIC 3156

4

2

4

Sold Price

RS \$1,310,000

Sold Date

21-Jan-25

Distance

1.69km

1 STEPHANIE CLOSE FERNTREE GULLY VIC 3156

4

2

4

Sold Price

\$1,310,000

Sold Date

23-Oct-24

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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