

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 2/21 Ross Street, Ferntree Gully, VIC 3156

Indicative selling price

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

Price Range

\$750,000

&

\$825,000

Median sale price

Median price

\$739,000

Property Type

Unit

Suburb

Ferntree Gully (3156)

Period - From

01/10/2025

to

31/12/2024

Source

REIV

Comparable property sales

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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
3/38 MCMAHONS ROAD, FERNTREE GULLY VIC 3156	\$760,000	21/09/2024
3/4 WILKES STREET, FERNTREE GULLY VIC 3156	\$782,500	02/09/2024
3/19 PINNACLE AVENUE, FERNTREE GULLY VIC 3156	\$815,000	22/10/2024

This Statement of Information was prepared on: 14/01/2025