

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

1/1 DOROTHY GROVE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$869,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/5 DAFFODIL ROAD BORONIA VIC 3155	\$700,000	27-Feb-25
5/22 HUTTON AVENUE FERNTREE GULLY VIC 3156	\$740,000	17-Mar-25
4/54 TULIP CRESCENT BORONIA VIC 3155	\$785,000	24-Apr-25

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: 31 July 2025



1/5 DAFFODIL ROAD BORONIA VIC 3155

Sold Price

\$700,000

Sold Date

27-Feb-25



3



1



1

Distance

1.6km



5/22 HUTTON AVENUE FERNTREE GULLY VIC 3156

Sold Price

\$740,000

Sold Date

17-Mar-25



3



2



2

Distance

0.94km



4/54 TULIP CRESCENT BORONIA VIC 3155

Sold Price

\$785,000

Sold Date

24-Apr-25



3



2



2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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