

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

1/12 WILSON 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2024

to

31 Aug 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

2 WES CRESCENT FERNTREE GULLY VIC 3156	\$910,000	03-Jul-25
23 DORSET ROAD FERNTREE GULLY VIC 3156	\$865,000	04-Jul-25
42 CONN STREET FERNTREE GULLY VIC 3156	\$850,000	11-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: 18 September 2025

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**2 WES CRESCENT FERNTREE
GULLY VIC 3156**

4 2 2

Sold Price **\$910,000** Sold Date **03-Jul-25**

Distance **0.53km**



**23 DORSET ROAD FERNTREE
GULLY VIC 3156**

4 2 2

Sold Price **\$865,000** Sold Date **04-Jul-25**

Distance **0.63km**



**42 CONN STREET FERNTREE
GULLY VIC 3156**

5 2 2

Sold Price **\$850,000** Sold Date **11-Apr-25**

Distance **1.21km**

RS = Recent sale UN = Undisclosed Sale

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