

## 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

1/2A STEPHEN ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jul 2024

to

30 Jun 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

2/11 FERGUSON COURT FERNTREE GULLY VIC 3156	\$758,000	20-Jun-25
2 CASTLE STREET FERNTREE GULLY VIC 3156	\$725,000	05-Apr-25
1/18 RENWICK ROAD FERNTREE GULLY VIC 3156	\$710,000	12-Mar-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: 14 July 2025



## 2/11 FERGUSON COURT FERNTREE GULLY VIC 3156

Sold Price

<sup>RS</sup>

**\$758,000**

Sold Date

**20-Jun-25**

 3

 1

 1

Distance

**0.78km**



## 2 CASTLE STREET FERNTREE GULLY VIC 3156

Sold Price

**\$725,000**

Sold Date

**05-Apr-25**

 3

 1

 2

Distance

**0.8km**



## 1/18 RENWICK ROAD FERNTREE GULLY VIC 3156

Sold Price

**\$710,000**

Sold Date

**12-Mar-25**

 3

 1

 1

Distance

**0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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