

## 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

1/3 JOHNSON DRIVE 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

\$670,000

&

\$730,000

### 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

1/35 NARCISSUS AVENUE BORONIA VIC 3155	\$650,000	26-Dec-24
1/7 VALERIE STREET BORONIA VIC 3155	\$695,000	07-Mar-25
1/1 MELLOWOOD COURT FERNTREE GULLY VIC 3156	\$732,000	02-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: 27 March 2025


**1/35 NARCISSUS AVENUE  
BORONIA VIC 3155**
 3    1    1

Sold Price

**\$650,000**

Sold Date **26-Dec-24**

Distance

**1.77km**

**1/7 VALERIE STREET BORONIA VIC  
3155**
 3    1    1

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date **07-Mar-25**

Distance

**1.53km**

**1/1 MELLOWOOD COURT  
FERNTREE GULLY VIC 3156**
 3    2    2

Sold Price

**\$732,000**

Sold Date **02-Oct-24**

Distance

**0.63km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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