

## 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 SILVERTON 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Apr 2024

to

31 Mar 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

1/46 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156	\$650,000	09-Nov-24
3/1836 FERNTREE GULLY ROAD FERNTREE GULLY VIC 3156	\$714,000	09-Nov-24
1/1137 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156	\$700,000	23-Nov-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: 16 April 2025



**1/46 MOUNTAIN GATE DRIVE  
FERNTREE GULLY VIC 3156**

3 1 1

Sold Price **\$650,000** Sold Date **09-Nov-24**

Distance **0.53km**



**3/1836 FERNTREE GULLY ROAD  
FERNTREE GULLY VIC 3156**

3 2 1

Sold Price **\$714,000** Sold Date **09-Nov-24**

Distance **0.73km**



**1/1137 BURWOOD HIGHWAY  
FERNTREE GULLY VIC 3156**

3 2 2

Sold Price **\$700,000** Sold Date **23-Nov-24**

Distance **1.69km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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