

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

1/9 ELTON ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jun 2024

to

31 May 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

1/58 SILVERTON DRIVE FERNTREE GULLY VIC 3156	\$780,000	06-Mar-25
3/19 CLYDE STREET FERNTREE GULLY VIC 3156	\$835,000	05-May-25
2/10 LITCHFIELD AVENUE FERNTREE GULLY VIC 3156	\$845,000	24-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: 19 June 2025



1/58 SILVERTON DRIVE FERNTREE GULLY VIC 3156 Sold Price **\$780,000** Sold Date **06-Mar-25**

 3  2  1

Distance **0.17km**



3/19 CLYDE STREET FERNTREE GULLY VIC 3156 Sold Price **\$835,000** Sold Date **05-May-25**

 3  2  -

Distance **0.72km**



2/10 LITCHFIELD AVENUE FERNTREE GULLY VIC 3156 Sold Price ^{RS} **\$845,000** Sold Date **24-Mar-25**

 3  2  1

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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