

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 PORENA COURT 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

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Dec 2024

to

30 Nov 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

3 BECCIE COURT FERNTREE GULLY VIC 3156	\$900,000	25-Oct-25
8 NAIRANA COURT FERNTREE GULLY VIC 3156	\$923,000	15-Oct-25
7 CONN STREET FERNTREE GULLY VIC 3156	\$934,000	19-Sep-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: 08 December 2025

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**3 BECCIE COURT FERNTREE
GULLY VIC 3156**

 4  2  2

Sold Price

^{RS} **\$900,000**

Sold Date

25-Oct-25

Distance

1.57km



**8 NAIRANA COURT FERNTREE
GULLY VIC 3156**

 4  2  2

Sold Price

^{RS} **\$923,000**

Sold Date

15-Oct-25

Distance

0.67km



**7 CONN STREET FERNTREE GULLY
VIC 3156**

 4  2  1

Sold Price

\$934,000

Sold Date

19-Sep-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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