

## 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

10 AYR STREET FERNTREE GULLY VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2024

to

31 Aug 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 59 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156 | \$865,000 | 22-Mar-25 |
| 51 BRYDEN DRIVE FERNTREE GULLY VIC 3156        | \$900,500 | 31-May-25 |
| 36 HELEN ROAD FERNTREE GULLY VIC 3156          | \$915,000 | 27-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: 02 September 2025

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**59 MOUNTAIN GATE DRIVE  
FERNTREE GULLY VIC 3156**

3 1 2

Sold Price **\$865,000** Sold Date **22-Mar-25**

Distance **1.45km**



**51 BRYDEN DRIVE FERNTREE  
GULLY VIC 3156**

3 1 3

Sold Price **\$900,500** Sold Date **31-May-25**

Distance **1.97km**



**36 HELEN ROAD FERNTREE GULLY  
VIC 3156**

3 1 3

Sold Price **\$915,000** Sold Date **27-Mar-25**

Distance **0.93km**

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

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