

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

158 FOREST 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

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

17 MOUNT VIEW ROAD BORONIA VIC 3155	\$780,000	27-Apr-25
33 UNDERWOOD ROAD BORONIA VIC 3155	\$840,000	12-Jul-25
56 BAYVIEW CRESCENT THE BASIN VIC 3154	\$875,000	14-May-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: 15 September 2025



17 MOUNT VIEW ROAD BORONIA VIC 3155

3 2 4

Sold Price

\$780,000

Sold Date

27-Apr-25

Distance

1.69km


33 UNDERWOOD ROAD BORONIA VIC 3155

3 2 1

Sold Price

^{RS} **\$840,000**

Sold Date

12-Jul-25

Distance

0.9km


56 BAYVIEW CRESCENT THE BASIN VIC 3154

3 2 1

Sold Price

\$875,000

Sold Date

14-May-25

Distance

1.51km
RS = Recent sale

UN = Undisclosed Sale

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