

Harcourts Rowville

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: 17 Holme Road Ferntree Gully VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range \$800,000 to \$880,000

Median sale price

Median Price: \$930,000

Property Type: House

Suburb: Ferntree Gully VIC 3156

Period From: January 2025 to March 2025

Source: REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
	40 Blackwood Park Road Ferntree Gully	\$860,000	27/03/2025
	12 Gaydon Street Ferntree Gully	\$816,000	22/03/2025
	59 Mountain Gate Drive Ferntree Gully	\$865,000	22/03/2025

This Statement of Information was prepared on: 28th April 2025