

## 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

**2/11 Ferguson Court 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

\$730,000

&

\$760,000

### Median sale price

Median price

\$665,000

Property type

Unit

Suburb

Ferntree Gully

Period - From

01/04/2024

to

31/03/2025

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 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

1. 1/18 Renwick Road Ferntree Gully VIC 3156	\$710,000	12/03/2025
2. 1/1848 Ferntree Gully Road Ferntree Gully VIC 3156	\$770,000	26/03/2025
3. 2/1846 Ferntree Gully Road Ferntree Gully VIC 3156	\$805,000	22/02/2025

This Statement of Information was prepared on: 06/06/2025