

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

2/21 ELTON 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Nov 2024

to

31 Oct 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

2/20 STATION STREET FERNTREE GULLY VIC 3156	\$737,000	29-Oct-25
7 CARDWELL COURT FERNTREE GULLY VIC 3156	\$764,000	12-Jul-25
1/3 SILVERTON DRIVE FERNTREE GULLY VIC 3156	\$700,000	24-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: 06 November 2025

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**2/20 STATION STREET FERNTREE
GULLY VIC 3156**

3 2 -

Sold Price

^{RS} **\$737,000**

Sold Date

29-Oct-25

Distance

1.97km

7 CARDWELL COURT FERNTREE GULLY
VIC 3156



**7 CARDWELL COURT FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price

\$764,000

Sold Date

12-Jul-25

Distance

1.1km



**1/3 SILVERTON DRIVE FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price

\$700,000

Sold Date

24-May-25

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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