

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

2/75 WINDERMERE DRIVE 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Other

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

7 CARDWELL COURT FERNTREE GULLY VIC 3156	\$764,000	12-Jul-25
1/9 ELTON ROAD FERNTREE GULLY VIC 3156	\$792,500	02-Jul-25
11 EMICA PARADE KNOXFIELD VIC 3180	\$740,000	21-Jul-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: 30 September 2025

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**7 CARDWELL COURT FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price **\$764,000** Sold Date **12-Jul-25**

Distance **0.88km**

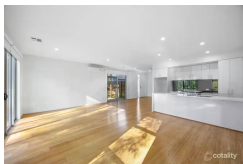


**1/9 ELTON ROAD FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price ^{RS} **\$792,500** Sold Date **02-Jul-25**

Distance **0.73km**



**11 EMICA PARADE KNOXFIELD VIC
3180**

3 2 2

Sold Price **\$740,000** Sold Date **21-Jul-25**

Distance **1.05km**

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

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