

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

2/8 Simpson Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Ferntree Gully

Period - From 01/10/2024

to 30/09/2025

Source REIV

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	3/10 Bambury PI FERNTREE GULLY 3156	\$530,000	04/10/2025
2	2/119a Underwood Rd FERNTREE GULLY 3156	\$530,000	09/08/2025
3	1/36 Margot St FERNTREE GULLY 3156	\$548,000	19/07/2025

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 six months.~~

This Statement of Information was prepared on:

25/11/2025 11:27



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Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 160 sqm approx

Agent Comments

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

Year ending September 2025: \$690,000

Comparable Properties



3/10 Bambury PI FERNTREE GULLY 3156 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Unit

Land Size: 319 sqm approx



2/119a Underwood Rd FERNTREE GULLY 3156 (REI/VG) Agent Comments

 2  1  1

Price: \$530,000

Method: Auction Sale

Date: 09/08/2025

Property Type: Unit

Land Size: 72 sqm approx



1/36 Margot St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 2  1  1

Price: \$548,000

Method: Auction Sale

Date: 19/07/2025

Property Type: Unit

Land Size: 118 sqm approx