Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

2/8 Simpson Road, Ferntree Gully Vic 3156

Indicative selling price

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

Median sale price

Median price \$690,000	Pro	pperty Type Un	it	S	Suburb Ferntree Gully
Period - From 01/10/2024	to	30/09/2025	Sou	ırce F	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

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



Date of sale







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)

Price: \$530,000 Method: Auction Sale Date: 04/10/2025 Property Type: Unit

Land Size: 319 sqm approx

Agent Comments



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

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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



Price: \$548,000 Method: Auction Sale Date: 19/07/2025 Property Type: Unit

Land Size: 118 sqm approx

Account - Barry Plant | P: 03 9803 0400



