

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

2/9 DOYSAL AVENUE 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

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2024

to

30 Sep 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

5/10 LORDING STREET FERNTREE GULLY VIC 3156	\$644,500	18-Aug-25
1/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$645,000	09-Apr-25
3/11 THE AVENUE FERNTREE GULLY VIC 3156	\$670,000	09-Sep-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 October 2025



5/10 LORDING STREET FERNTREE GULLY VIC 3156

Sold Price

\$644,500

Sold Date

18-Aug-25

2

1

1

Distance

0.07km



1/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156

Sold Price

\$645,000

Sold Date

09-Apr-25

2

1

1

Distance

0.42km



3/11 THE AVENUE FERNTREE GULLY VIC 3156

Sold Price

^{RS} **\$670,000**

Sold Date

09-Sep-25

2

1

1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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