

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 BRETT PLACE 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

\$1,040,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$924,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jan 2025

to

31 Dec 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

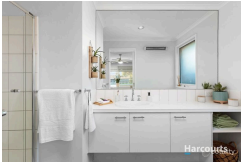
6 SATORI COURT FERNTREE GULLY VIC 3156	\$1,080,000	19-Dec-25
40 HANCOCK DRIVE FERNTREE GULLY VIC 3156	\$1,100,000	21-Dec-25
82 ORMONDE ROAD FERNTREE GULLY VIC 3156	\$995,000	22-Nov-25

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: 19 January 2026

Tom Tsiagalos
P 88881010
M 0413830051
E tom@vicprop.com.au

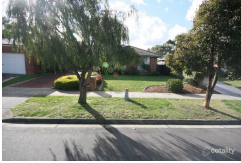


**6 SATORI COURT FERNTREE
GULLY VIC 3156**

4 2 2

Sold Price ^{RS} **\$1,080,000** Sold Date **19-Dec-25**

Distance **0.48km**



**40 HANCOCK DRIVE FERNTREE
GULLY VIC 3156**

4 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **21-Dec-25**

Distance **0.49km**



**82 ORMONDE ROAD FERNTREE
GULLY VIC 3156**

4 2 -

Sold Price ^{RS} **\$995,000** Sold Date **22-Nov-25**

Distance **0.58km**

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

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