

## 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 STEPHANIE CLOSE FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 89 ADELE AVENUE FERNTREE GULLY VIC 3156       | \$840,000 | 06-Jul-26 |
| 27 FERNDAL ROAD UPPER FERNTREE GULLY VIC 3156 | \$900,000 | 17-Jul-26 |
| 77 LAKESFIELD DRIVE Lysterfield VIC 3156      | \$945,000 | 25-Jul-26 |

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: 18 August 2026

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**89 ADELE AVENUE FERNTREE  
GULLY VIC 3156**

4 1 2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**06-Jul-26**

Distance

**1.98km**



**27 FERNDAL ROAD UPPER  
FERNTREE GULLY VIC 3156**

4 1 2

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**17-Jul-26**

Distance

**1.95km**



**77 LAKESFIELD DRIVE  
LYSTERFIELD VIC 3156**

3 2 2

Sold Price

<sup>RS</sup> **\$945,000**

Sold Date

**25-Jul-26**

Distance

**1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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