

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

20 Merricks Close, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$912,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/04/2025

to

30/06/2025

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	17 Harwell Rd FERNTREE GULLY 3156	\$846,000	05/07/2025
2	11 Mciver St FERNTREE GULLY 3156	\$793,000	24/04/2025
3	12 Gaydon St FERNTREE GULLY 3156	\$816,000	22/03/2025

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:

12/08/2025 11:24



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Rooms: 4
Property Type: House
Land Size: 736 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 June quarter 2025: \$912,000

Comparable Properties



17 Harwell Rd FERNTREE GULLY 3156 (REI)

Agent Comments

 3  1  -

Price: \$846,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 734 sqm approx



11 Mciver St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 3  1  2

Price: \$793,000
Method: Sold Before Auction
Date: 24/04/2025
Property Type: House
Land Size: 1440 sqm approx



12 Gaydon St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 3  1  2

Price: \$816,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 742 sqm approx

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