

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

3/10 VERONICA STREET 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Nov 2024

to

31 Oct 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

3/10 BAMBURY PLACE FERNTREE GULLY VIC 3156	\$530,000	04-Oct-25
2/119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$530,000	11-Aug-25
18 WARRENWOOD CLOSE FERNTREE GULLY VIC 3156	\$585,000	27-Aug-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: 18 November 2025


3/10 BAMBURY PLACE FERNTREE GULLY VIC 3156

Sold Price

^{RS}
\$530,000

Sold Date

04-Oct-25
 2

 1

 1

Distance

0.36km

2/119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156

Sold Price

\$530,000

Sold Date

11-Aug-25
 2

 1

 1

Distance

0.2km

18 WARRENWOOD CLOSE FERNTREE GULLY VIC 3156

Sold Price

\$585,000

Sold Date

27-Aug-25
 2

 1

 2

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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