

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

3/20 CLYDE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2024

to

31 Jul 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

3/19 CLYDE STREET FERNTREE GULLY VIC 3156	\$835,000	05-May-25
1/9 ELTON ROAD FERNTREE GULLY VIC 3156	\$792,500	02-Jul-25
2/6 YARANA STREET FERNTREE GULLY VIC 3156	\$771,000	20-Mar-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 August 2025

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 3 2 2

Distance 0.07km



 3 2 2

Distance 0.74km

 3 2 2

Distance 0km

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