

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

3/61 COMMERCIAL ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2024

to

30 Sep 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

6/12 PARK CRESCENT BORONIA VIC 3155	\$600,000	16-May-25
2/5 VERONICA STREET FERNTREE GULLY VIC 3156	\$622,000	03-Jun-25
2/28 THE GLEN FERNTREE GULLY VIC 3156	\$655,000	19-Jul-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: 13 October 2025



**6/12 PARK CRESCENT BORONIA
VIC 3155**

 2  2  1

Sold Price

\$600,000

Sold Date

16-May-25

Distance

1.94km



**2/5 VERONICA STREET FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price

\$622,000

Sold Date

03-Jun-25

Distance

1.45km



**2/28 THE GLEN FERNTREE GULLY
VIC 3156**

 2  1  1

Sold Price

\$655,000

Sold Date

19-Jul-25

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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