

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	3/9 Aitken Court, Ferntree Gully, VIC 3156
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Indicative selling price

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

Price Range	\$750,000	&	\$825,000
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Median sale price

Median price	\$720,000	Property Type	Unit	Suburb	Ferntree Gully (3156)
Period - From	01/04/2025	to	30/06/2025	Source	REIV

Comparable property sales

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
2/21 ROSS STREET, FERNTREE GULLY VIC 3156	\$795,000	07/07/2025
2/11 FERGUSON COURT, FERNTREE GULLY VIC 3156	\$758,000	20/06/2025
2/2 CALLEMONDAH COURT, FERNTREE GULLY VIC 3156	\$805,000	14/04/2025

This Statement of Information was prepared on: 06/08/2025