

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 35 CLEMATIS AVENUE, Ferntree Gully, VIC 3156

Indicative selling price

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

Price Range

\$800,000

&

\$860,000

Median sale price

Median price

\$843,000

Property Type

House

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
14 JOAN AVENUE, FERNTREE GULLY VIC 3156	\$855,000	30/08/2025
43 JOAN AVENUE, FERNTREE GULLY VIC 3156	\$835,000	23/06/2025
33 UNDERWOOD ROAD, BORONIA VIC 3155	\$840,000	12/07/2025

This Statement of Information was prepared on: 22/09/2025