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 4/32 Adele Avenue, Ferntree Gully, Vic 3156	Including suburb and
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Indicative selling price

For the meaning of this price s	see consumer.vic.gov	.au/underquoting	
range between	\$650,000	&	\$699,000

Median sale price

Median price		\$700,000	Property type	Unit		Suburb	Ferntree Gully
Period - From	01/05/2025	to	31/07/2025	Source	Prop	Track	

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 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	
	2/19 Alvina Street, Ferntree Gully, VIC 3156	\$685,000	03/07/2025	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/08/2025

