Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	4/36 The Glen, Ferntree Gully Vic 3156
Including suburb and	
postcode	

Indicative selling price

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

Range between \$460,000	&	\$506,000
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Median sale price

Median price	\$696,750	Pro	perty Type	Unit		Suburb	Ferntree Gully
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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

7,01	aress of comparable property	1 1100	Date of Sale
1	3/9 Veronica St FERNTREE GULLY 3156	\$505,000	26/07/2025
2	1/127 Dorset Rd BORONIA 3155	\$519,000	23/05/2025
3	2/39 Willow Rd UPPER FERNTREE GULLY 3156	\$485,000	15/04/2025

OR

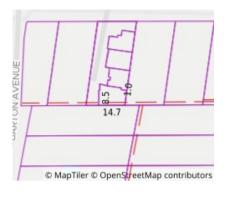
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/08/2025 15:44



Date of sale





Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price \$460,000 - \$506,000 Median Unit Price June quarter 2025: \$696,750

Comparable Properties

3/9 Veronica St FERNTREE GULLY 3156 (REI)

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Agent Comments

Price: \$505,000 Method:

Date: 26/07/2025 Property Type: Unit



1/127 Dorset Rd BORONIA 3155 (REI)

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Agent Comments

Price: \$519,000 Method: Private Sale Date: 23/05/2025

Rooms: 3

Property Type: Unit

Land Size: 236 sqm approx

2/39 Willow Rd UPPER FERNTREE GULLY 3156 (VG)



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a .

Agent Comments

Price: \$485,000 Method: Sale Date: 15/04/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Hill Real Estate



