

# 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

4/36 The Glen, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&

\$506,000

### Median sale price

Median price \$696,750

Property 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	Price	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



**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)**

**Agent Comments**



**Price:** \$505,000  
**Method:**  
**Date:** 26/07/2025  
**Property Type:** Unit



**1/127 Dorset Rd BORONIA 3155 (REI)**

**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)**

**Agent Comments**



**Price:** \$485,000  
**Method:** Sale  
**Date:** 15/04/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Hill Real Estate**