

## 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

41 JOHNSON DRIVE FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$876,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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 JOHNSON DRIVE FERNTREE GULLY VIC 3156	\$710,000	11-Apr-25
27 MALUA ROAD FERNTREE GULLY VIC 3156	\$740,000	13-Apr-25
20 DIXON COURT BORONIA VIC 3155	\$770,000	15-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 07 May 2025


**1/3 JOHNSON DRIVE FERNTREE GULLY VIC 3156**
 3  1  1

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**11-Apr-25**

Distance

**0.78km**

**27 MALUA ROAD FERNTREE GULLY VIC 3156**
 2  1  1

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**13-Apr-25**

Distance

**0.22km**

**20 DIXON COURT BORONIA VIC 3155**
 3  1  -

Sold Price

**\$770,000**

Sold Date

**15-Jan-25**

Distance

**1.19km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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