

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

5/1-3 SHANNON AVENUE FERNTREE GULLY VIC 3156

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

2/9 BOWEN STREET FERNTREE GULLY VIC 3156	\$610,000	01-Apr-25
4/15 BOWEN STREET FERNTREE GULLY VIC 3156	\$620,000	28-Feb-25
2/28 THE GLEN FERNTREE GULLY VIC 3156	\$655,000	19-Jul-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: 14 August 2025


2/9 BOWEN STREET FERNTREE GULLY VIC 3156

 2
  1
  1

Sold Price

\$610,000

Sold Date

01-Apr-25

Distance

0.64km

4/15 BOWEN STREET FERNTREE GULLY VIC 3156

 2
  1
  1

Sold Price

\$620,000

Sold Date

28-Feb-25

Distance

0.7km

2/28 THE GLEN FERNTREE GULLY VIC 3156

 2
  1
  1

Sold Price

^{RS} **\$655,000**

Sold Date

19-Jul-25

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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