

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 ALPINE ROAD FERNY CREEK VIC 3786

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Ferny Creek

Period-from

01 Dec 2024

to

30 Nov 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

3 FERN GROVE FERNY CREEK VIC 3786	\$785,000	10-Nov-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: 09 December 2025



**3 FERN GROVE FERNY CREEK VIC
3786**

Sold Price

^{RS}

\$785,000

Sold Date

10-Nov-25

 3

 1

 1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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