

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 50 Holme Road, Ferntree Gully, VIC 3156

Indicative selling price

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

Price Range \$750,000 & \$825,000

Median sale price

Median price \$843,000 Property Type House Suburb Ferntree Gully (3156)
Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales

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
19 HOLME ROAD, FERNTREE GULLY VIC 3156	\$752,000	14/06/2025
25 MOIRA AVENUE, FERNTREE GULLY VIC 3156	\$800,000	28/06/2025
2 LINDA CRESCENT, FERNTREE GULLY VIC 3156	\$795,000	26/07/2025

This Statement of Information was prepared on: 05/08/2025