

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

53 Carlisle Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$912,000

Property Type House

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	14 Ross St FERNTREE GULLY 3156	\$1,200,000	26/07/2025
2	25 Carlisle Rd FERNTREE GULLY 3156	\$1,225,000	12/04/2025
3	48 Carlisle Rd FERNTREE GULLY 3156	\$1,170,000	27/03/2025

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:

19/08/2025 12:04



4 2 4

Property Type:
Divorce/Estate/Family Transfers
Land Size: 725 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2025: \$912,000

Comparable Properties



14 Ross St FERNTREE GULLY 3156 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,200,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 1016 sqm approx



25 Carlisle Rd FERNTREE GULLY 3156 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,225,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 745 sqm approx



48 Carlisle Rd FERNTREE GULLY 3156 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,170,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 728 sqm approx