

# 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  
6/45 Conn Street, Ferntree Gully, Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$780,000

&

\$850,000

### Median sale price

Median price \$712,000 Property type *Unit* Suburb Ferntree Gully

Period - From 01/01/2025 to 31/12/2025 Source  PropTrack

### 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
7/31 Edina Road, Ferntree Gully, VIC 3156	\$745,000	07/10/2025
3/9 Aitken Court, Ferntree Gully, VIC 3156	\$880,000	30/08/2025
2/3 Piperita Road, Ferntree Gully, VIC 3156	\$835,000	08/11/2025

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: 08/01/2026