

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 ANDERSON STREET 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

12 ARBOR AVENUE FERNTREE GULLY VIC 3156	\$1,100,000	16-Dec-24
1394 MOUNTAIN HIGHWAY THE BASIN VIC 3154	\$1,105,000	28-Jan-25
29 ANDERSON STREET FERNTREE GULLY VIC 3156	\$1,225,000	14-Dec-24

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: 28 April 2025

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**12 ARBOR AVENUE FERNTREE
GULLY VIC 3156**

 4  2  2

Sold Price

\$1,100,000

Sold Date

16-Dec-24

Distance

0.53km



**1394 MOUNTAIN HIGHWAY THE
BASIN VIC 3154**

 5  3  4

Sold Price

^{RS} **\$1,105,000**

Sold Date

28-Jan-25

Distance

1.98km



**29 ANDERSON STREET FERNTREE
GULLY VIC 3156**

 4  2  3

Sold Price

\$1,225,000

Sold Date

14-Dec-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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