

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

7/31 EDINA ROAD 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Sep 2024

to

31 Aug 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

1/44 HAZELWOOD ROAD BORONIA VIC 3155	\$680,000	17-Apr-25
1/3 SILVERTON DRIVE FERNTREE GULLY VIC 3156	\$700,000	24-May-25
2/6 VIVIENNE AVENUE BORONIA VIC 3155	\$710,000	06-Mar-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: 17 September 2025


**1/44 HAZELWOOD ROAD
BORONIA VIC 3155**
 3  1  2

Sold Price **\$680,000** Sold Date **17-Apr-25**

Distance **0.9km**

**1/3 SILVERTON DRIVE FERNTREE
GULLY VIC 3156**
 3  2  2

Sold Price **\$700,000** Sold Date **24-May-25**

Distance **0km**

**2/6 VIVIENNE AVENUE BORONIA
VIC 3155**
 3  2  1

Sold Price **\$710,000** Sold Date **06-Mar-25**

Distance **1.33km**
RS = Recent sale

UN = Undisclosed Sale

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