Property Price Statement
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 10/11/2026

Property offered for sale

Address
Including suburb and postcode: 7 Dorothy Grove, Ferntree Gully, VIC 3156

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
HOUSE	3	2	3	151 approx.*	556 approx.

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price:

or

Range between: $800,000 & $850,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $950,000 Property type: House Suburb: Ferntree Gully

Period: from 01/11/2025 to 31/10/2026 Source: PropTrack / realestate.com.au

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
62 Alexander Crescent, Ferntree Gully VIC 3156	$820,000	14/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
HOUSE	3	2	1	128 approx.*	723 approx.

Comparable property 2

Address	Sale price	Date of sale
39 Station Street, Ferntree Gully VIC 3156	$810,000	12/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
HOUSE	3	2	1	114 approx.†	427 approx.

Comparable property 3

Address	Sale price	Date of sale
61 Forest Road, Ferntree Gully VIC 3156	$820,000	30/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
HOUSE	3	2	2	Not verified‡	975 approx.

Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____

Measurement and source notes

* Internal floor areas of 151 m² for 7 Dorothy Grove and 128 m² for 62 Alexander Crescent are recorded by Domain property profiles. The available plans do not state total floor areas. These database areas have not been independently measured.

† 39 Station Street: 114 m² internal, from its November 2021 listing floorplan. This is a historical published measurement, not a new measurement or combined floorplan total. ‡ 61 Forest Road: the current listing floorplan shows no total area. Domain records 85 m² internal, but the listing describes an extension; that database figure is not used as the current internal area.

Land areas and sale details were checked against published property and selling-agent listings. Comparable distances are approximately 0.76 km, 0.55 km and 0.11 km respectively. All three sales fall within six months before 10 November 2026 and within the revised $800,000–$850,000 guide. The current selling listings on realestate.com.au and Domain both report 61 Forest Road sold on 30 October 2026.

Median: PropTrack / realestate.com.au Ferntree Gully suburb profile, November 2025 to October 2026. Prepared for agent review; sale price and unconditional sale date remain blank.