

# 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

78 Loretto Avenue, 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 \$700,000 & \$770,000

### Median sale price

Median price

\$880,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/04/2024

to

31/03/2025

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	27 Malua Rd FERNTREE GULLY 3156	\$740,000	13/04/2025
2	663 Burwood Hwy FERNTREE GULLY 3156	\$785,500	29/03/2025
3	12 Gaydon St FERNTREE GULLY 3156	\$816,000	22/03/2025

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:

05/05/2025 18:08

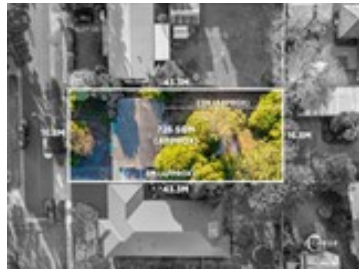


 3    2    1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 724 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median House Price**  
 Year ending March 2025: \$880,000

## Comparable Properties



**27 Malua Rd FERNTREE GULLY 3156 (REI)**

Agent Comments

 2    1    1

**Price:** \$740,000  
**Method:** Sold After Auction  
**Date:** 13/04/2025  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



**663 Burwood Hwy FERNTREE GULLY 3156 (REI)**

Agent Comments

 3    1    2

**Price:** \$785,500  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House  
**Land Size:** 729 sqm approx



**12 Gaydon St FERNTREE GULLY 3156 (REI)**

Agent Comments

 3    1    2

**Price:** \$816,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 742 sqm approx

**Account - Barry Plant** | P: 03 9803 0400