

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

8 SHELFORD COURT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

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

2 WES CRESCENT FERNTREE GULLY VIC 3156	\$910,000	03-Jul-25
10 AGORA BOULEVARD FERNTREE GULLY VIC 3156	\$935,000	22-May-25
63 ROWSON STREET BORONIA VIC 3155	\$980,000	05-Apr-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: 29 September 2025



2 WES CRESCENT FERNTREE GULLY VIC 3156

4 2 2

Sold Price **\$910,000** Sold Date **03-Jul-25**

Distance **1.26km**



10 AGORA BOULEVARD FERNTREE GULLY VIC 3156

4 2 2

Sold Price **\$935,000** Sold Date **22-May-25**

Distance **0.14km**



63 ROWSON STREET BORONIA VIC 3155

4 2 3

Sold Price **\$980,000** Sold Date **05-Apr-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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