

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 WREXHAM 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,750

Property type

House

Suburb

Ferntree Gully

Period-from

01 Oct 2024

to

30 Sep 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

8 NAIRANA COURT FERNTREE GULLY VIC 3156	\$923,000	15-Oct-25
10 AGORA BOULEVARD FERNTREE GULLY VIC 3156	\$935,000	22-May-25
7 FLORIDA DRIVE FERNTREE GULLY VIC 3156	\$950,000	26-Jul-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: 20 October 2025



8 NAIRANA COURT FERNTREE GULLY VIC 3156

4 2 2

Sold Price

^{RS}

\$923,000

Sold Date

15-Oct-25

Distance

0.9km



10 AGORA BOULEVARD FERNTREE GULLY VIC 3156

4 2 2

Sold Price

\$935,000

Sold Date

22-May-25

Distance

0.98km



7 FLORIDA DRIVE FERNTREE GULLY VIC 3156

3 2 1

Sold Price

^{RS}

\$950,000

Sold Date

26-Jul-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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