

## 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

4/24 STATION STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 May 2025

to

30 Apr 2026

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

4/30A FOREST ROAD FERNTREE GULLY VIC 3156	\$708,000	10-Apr-26
3/38 FRANCIS CRESCENT FERNTREE GULLY VIC 3156	\$707,000	11-Feb-26
3/29 HUTTON AVENUE FERNTREE GULLY VIC 3156	\$708,000	24-Mar-26

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: 04 May 2026



**4/30A FOREST ROAD FERNTREE  
GULLY VIC 3156**

2 1 1

Sold Price

<sup>RS</sup> **\$708,000**

Sold Date

**10-Apr-26**

Distance

**0.26km**



**3/38 FRANCIS CRESCENT  
FERNTREE GULLY VIC 3156**

3 1 1

Sold Price

**\$707,000**

Sold Date

**11-Feb-26**

Distance

**0.82km**



**3/29 HUTTON AVENUE FERNTREE  
GULLY VIC 3156**

2 1 1

Sold Price

<sup>RS</sup> **\$708,000**

Sold Date

**24-Mar-26**

Distance

**1.48km**

RS = Recent sale

UN = Undisclosed Sale

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