

# 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

3 Penna Court, 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 \$850,000 & \$920,000

### Median sale price

Median price \$955,000 Property Type House Suburb Ferntree Gully

Period - From 01/04/2025 to 31/03/2026 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	52 Bursaria Av FERNTREE GULLY 3156	\$918,000	12/05/2026
2	25 Darwin Rd BORONIA 3155	\$900,000	02/05/2026
3	17 McMahons Rd FERNTREE GULLY 3156	\$880,000	31/03/2026

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:

23/06/2026 14:15



**Property Type:** House (Res)

**Land Size:** 726 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

Year ending March 2026: \$955,000

## Comparable Properties



**52 Bursaria Av FERNTREE GULLY 3156 (REI/VG)**

Agent Comments



**Price:** \$918,000

**Method:** Private Sale

**Date:** 12/05/2026

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**25 Darwin Rd BORONIA 3155 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 727 sqm approx



**17 McMahons Rd FERNTREE GULLY 3156 (REI/VG)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 31/03/2026

**Property Type:** House

**Land Size:** 727 sqm approx