

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

Range between

\$710,000

&

\$781,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/07/2025

to

30/06/2026

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	14 Watling Gr FERNTREE GULLY 3156	\$770,000	31/08/2026
2	23 Lumeah Cr FERNTREE GULLY 3156	\$750,000	13/06/2026
3	2 Castle St FERNTREE GULLY 3156	\$747,500	07/05/2026

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:

08/09/2026 12:20



Property Type: House (Res)

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



14 Watling Gr FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 31/08/2026

Property Type: Townhouse (Single)

Land Size: 238 sqm approx



23 Lumeah Cr FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 13/06/2026

Property Type: House

Land Size: 665 sqm approx



2 Castle St FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$747,500

Method: Sold Before Auction

Date: 07/05/2026

Property Type: House (Res)

Land Size: 450 sqm approx