

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

1/2A STEPHEN 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

2/11 FERGUSON COURT FERNTREE GULLY VIC 3156	\$758,000	20-Jun-25
2 CASTLE STREET FERNTREE GULLY VIC 3156	\$725,000	05-Apr-25
1/18 RENWICK ROAD FERNTREE GULLY VIC 3156	\$710,000	12-Mar-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: 14 July 2025



2/11 FERGUSON COURT FERNTREE GULLY VIC 3156

Sold Price

^{RS}

\$758,000

Sold Date

20-Jun-25

3

1

1

Distance

0.78km



2 CASTLE STREET FERNTREE GULLY VIC 3156

Sold Price

\$725,000

Sold Date

05-Apr-25

3

1

2

Distance

0.8km



1/18 RENWICK ROAD FERNTREE GULLY VIC 3156

Sold Price

\$710,000

Sold Date

12-Mar-25

3

1

1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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