

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

1/14 COMMERCIAL 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2025

to

31 Aug 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

62 ALEXANDER CRESCENT FERNTREE GULLY VIC 3156

\$820,000

14-Aug-26

3 DEWAR COURT FERNTREE GULLY VIC 3156

\$810,000

20-Aug-26

16 VICTORIA STREET FERNTREE GULLY VIC 3156

\$780,000

20-Aug-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: 01 September 2026



62 ALEXANDER CRESCENT
FERNTREE GULLY VIC 3156

Sold Price

RS\$820,000

Sold Date 14-Aug-26

3

2

1

Distance

1.6km



3 DEWAR COURT FERNTREE
GULLY VIC 3156

Sold Price

RS\$810,000

Sold Date 20-Aug-26

4

2

2

Distance

2.05km



16 VICTORIA STREET FERNTREE
GULLY VIC 3156

Sold Price

RS\$780,000

Sold Date 20-Aug-26

3

1

4

Distance

1.13km



17 KINGSTON STREET FERNTREE
GULLY VIC 3156

Sold Price

\$815,000

Sold Date 26-Jun-26

3

1

2

Distance

1.32km



51 LINDA CRESCENT FERNTREE
GULLY VIC 3156

Sold Price

RS\$793,000

Sold Date 13-Jun-26

3

1

2

Distance

1.49km

RS = Recent sale UN = Undisclosed Sale

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