

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

1/38 FRANCIS CRESCENT 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

\$600,000

&

\$660,000

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

1/38 LORDING STREET FERNTREE GULLY VIC 3156	\$650,000	06-May-26
6/22 WARRABEL ROAD FERNTREE GULLY VIC 3156	\$630,000	02-May-26
2/21 THE GLEN FERNTREE GULLY VIC 3156	\$642,000	11-May-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: 20 May 2026



1/38 LORDING STREET FERNTREE GULLY VIC 3156

Sold Price

^{RS}

\$650,000

Sold Date

06-May-26

2

1

1

Distance

0.56km



6/22 WARRABEL ROAD FERNTREE GULLY VIC 3156

Sold Price

^{RS}

\$630,000

Sold Date

02-May-26

2

1

1

Distance

0.65km



2/21 THE GLEN FERNTREE GULLY VIC 3156

Sold Price

^{RS}

\$642,000

Sold Date

11-May-26

2

1

1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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