

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

2/13 HALSEY STREET 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jun 2025

to

31 May 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

2/8 SIMPSON ROAD FERNTREE GULLY VIC 3156	\$560,000	17-Dec-25
3/36 MARGOT STREET FERNTREE GULLY VIC 3156	\$543,000	26-Mar-26
2/12 CLEMATIS AVENUE FERNTREE GULLY VIC 3156	\$536,000	18-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: 02 June 2026



2/8 SIMPSON ROAD FERNTREE GULLY VIC 3156

2 1 1

Sold Price **\$560,000** Sold Date **17-Dec-25**

Distance **0.89km**



3/36 MARGOT STREET FERNTREE GULLY VIC 3156

3 1 1

Sold Price **\$543,000** Sold Date **26-Mar-26**

Distance **0.99km**



2/12 CLEMATIS AVENUE FERNTREE GULLY VIC 3156

2 1 1

Sold Price ^{RS} **\$536,000** Sold Date **18-May-26**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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