

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

2/5 PIPER 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

\$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 Apr 2025

to

31 Mar 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

1/183 DORSET ROAD BORONIA VIC 3155	\$615,000	21-Mar-26
1/34 PARK CRESCENT BORONIA VIC 3155	\$632,000	16-Dec-25
3/32 ADELE AVENUE FERNTREE GULLY VIC 3156	\$647,000	28-Jan-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: 08 April 2026



1/183 DORSET ROAD BORONIA VIC 3155

Sold Price

RS

\$615,000

Sold Date

21-Mar-26

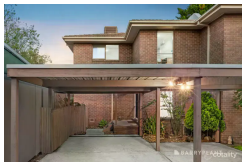
2

1

1

Distance

1.67km



1/34 PARK CRESCENT BORONIA VIC 3155

Sold Price

\$632,000

Sold Date

16-Dec-25

2

1

2

Distance

1.69km



3/32 ADELE AVENUE FERNTREE GULLY VIC 3156

Sold Price

\$647,000

Sold Date

28-Jan-26

2

2

1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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