

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

3/9 HUTTON AVENUE 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

\$760,000

&

\$820,000

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

2/20 DOYSAL AVENUE FERNTREE GULLY VIC 3156	\$810,000	28-Apr-26
2/8 PINNACLE AVENUE FERNTREE GULLY VIC 3156	\$800,000	21-Mar-26
2/1 MELLOWOOD COURT FERNTREE GULLY VIC 3156	\$838,000	28-Feb-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: 12 May 2026


**2/20 DOYSAL AVENUE FERNTREE
GULLY VIC 3156**

Sold Price

RS

\$810,000

Sold Date

28-Apr-26
 3

 1

 2

Distance

0.46km
**2/8 PINNACLE AVENUE FERNTREE
GULLY VIC 3156**

Sold Price

\$800,000

Sold Date

21-Mar-26
 3

 1

 1

Distance

1.51km

**2/1 MELLOWOOD COURT
FERNTREE GULLY VIC 3156**

Sold Price

\$838,000

Sold Date

28-Feb-26
 4

 2

 2

Distance

2.22km

RS = Recent sale

UN = Undisclosed Sale

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