

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

38 Loretto Avenue, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$850,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 six 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	17 Kingston St FERNTREE GULLY 3156	\$815,000	26/06/2026
2	12 Oaklands Av FERNTREE GULLY 3156	\$811,500	30/05/2026
3			

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 six months.

This Statement of Information was prepared on:

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3 1

Rooms: 1
Property Type:
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$850,000
Median House Price
Year ending June 2026: \$965,000

Comparable Properties



17 Kingston St FERNTREE GULLY 3156 (REI)

Agent Comments

3 1 2

Price: \$815,000
Method: Private Sale
Date: 26/06/2026
Property Type: House (Res)



12 Oaklands Av FERNTREE GULLY 3156 (REI)

Agent Comments

3 2 2

Price: \$811,500
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 1056 sqm approx

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 six months.