

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 HOLME 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

2/13 FOLKSTONE CRESCENT FERNTREE GULLY VIC 3156	\$950,000	09-Dec-24
1/9 OPHELIA STREET FERNTREE GULLY VIC 3156	\$970,000	29-Nov-24
1 AITKEN COURT FERNTREE GULLY VIC 3156	\$920,000	14-Sep-24

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: 28 May 2025



2/13 FOLKSTONE CRESCENT FERNTREE GULLY VIC 3156

4 3 2

Sold Price **\$950,000** Sold Date **09-Dec-24**

Distance **0.62km**



1/9 OPHELIA STREET FERNTREE GULLY VIC 3156

4 2 1

Sold Price **\$970,000** Sold Date **29-Nov-24**

Distance **1.09km**



1 AITKEN COURT FERNTREE GULLY VIC 3156

3 2 2

Sold Price **\$920,000** Sold Date **14-Sep-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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