

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

7 NATASHA CLOSE 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

\$950,000

&

\$1,015,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2025

to

31 Aug 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

10 OLIVER COURT FERNTREE GULLY VIC 3156	\$970,000	21-Mar-26
65 TALDRA DRIVE FERNTREE GULLY VIC 3156	\$985,000	03-Jun-26
4 ST HELENA PLACE ROWVILLE VIC 3178	\$960,000	12-Sep-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: 16 September 2026



10 OLIVER COURT FERNTREE GULLY VIC 3156

4 2 2

Sold Price **\$970,000** Sold Date **21-Mar-26**

Distance **0.62km**



65 TALDRA DRIVE FERNTREE GULLY VIC 3156

4 2 2

Sold Price **\$985,000** Sold Date **03-Jun-26**

Distance **0.51km**



4 ST HELENA PLACE ROWVILLE VIC 3178

4 2 2

Sold Price ^{RS} **\$960,000** Sold Date **12-Sep-26**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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