

# 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 16 Mont Albert Road, Ferntree Gully, VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$950,000

&

\$1,025,000

### Median sale price

Median price

\$1,004,000

Property Type

House

Suburb

Ferntree Gully (3156)

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### Comparable property sales

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
32 CHESTNUT AVENUE, FERNTREE GULLY VIC 3156	\$925,000	12/05/2025
8 NEWTON STREET, FERNTREE GULLY VIC 3156	\$945,000	20/03/2025
47 KIA-ORA PARADE, FERNTREE GULLY VIC 3156	\$1,000,000	14/05/2025

This Statement of Information was prepared on: 05/06/2025