

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

14 Ross Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price*

Median price

\$873,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/04/2024

to

31/03/2025

Source

PriceFinder

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	60 Hancock Dr FERNTREE GULLY 3156	\$1,160,000	31/05/2025
2	11 Richborough Gr FERNTREE GULLY 3156	\$1,113,500	01/05/2025
3	48 Carlisle Rd FERNTREE GULLY 3156	\$1,170,000	27/03/2025

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:

25/07/2025 09:01



4
 2
 4

Property Type: House
Land Size: 1016 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price *
 01/04/2024 - 31/03/2025: \$873,000
 * Agent calculated median

Comparable Properties



60 Hancock Dr FERNTREE GULLY 3156 (REI)

Agent Comments

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Price: \$1,160,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 627 sqm approx



11 Richborough Gr FERNTREE GULLY 3156 (REI/VG)

Agent Comments

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 2

Price: \$1,113,500
Method: Auction Sale
Date: 01/05/2025
Property Type: House (Res)
Land Size: 725 sqm approx



48 Carlisle Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,170,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 728 sqm approx

Account - Jellis Craig | P: (03) 9908 5700