Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 14 Ross Street, Ferntree Gully Vic 3156	
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Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price*

Median price	\$873,000	Pro	perty Type	House		Suburb	Ferntree Gully
Period - From	01/04/2024	to	31/03/2025		Source	PriceFin	der

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

	areas or comparable property	1 1100	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



Date of sale

JellisCraig





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)

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Price: \$1,160,000 **Method:** Auction Sale **Date:** 31/05/2025

Property Type: House (Res) **Land Size:** 627 sqm approx

Agent Comments



11 Richborough Gr FERNTREE GULLY 3156 (REI/VG)

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Agent Comments

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)



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Agent Comments



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

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





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