

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

2/119A UNDERWOOD 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jun 2024

to

31 May 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 VERONICA STREET FERNTREE GULLY VIC 3156 | \$610,000 | 13-Mar-25 |
| 6/10 LORDING STREET FERNTREE GULLY VIC 3156 | \$605,000 | 28-Feb-25 |
| | | |

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: 30 June 2025



**2/13 VERONICA STREET
FERNTREE GULLY VIC 3156**

 2  1  1

Sold Price

\$610,000

Sold Date

13-Mar-25

Distance

0.14km



**6/10 LORDING STREET FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price

\$605,000

Sold Date

28-Feb-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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