

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

30a Lynn Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Ferntree Gully

Period - From 02/08/2024

to

01/08/2025

Source Property Data

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	2/2 Kirby Ct FERNTREE GULLY 3156	\$1,195,000	06/06/2025
2	1/2 Kirby Ct FERNTREE GULLY 3156	\$1,080,000	26/05/2025
3			

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:

02/08/2025 21:16

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5 3 2

Property Type: House
Land Size: 281 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median Townhouse Price
02/08/2024 - 01/08/2025: \$700,000

Comparable Properties



2/2 Kirby Ct FERNTREE GULLY 3156 (REI)

Agent Comments

4 3 3

Price: \$1,195,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Single)
Land Size: 228 sqm approx



1/2 Kirby Ct FERNTREE GULLY 3156 (REI)

Agent Comments

4 3 2

Price: \$1,080,000
Method: Private Sale
Date: 26/05/2025
Property Type: Townhouse (Single)
Land Size: 268 sqm approx

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.