

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

39 WATTLETREE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

3/2-4 TORMORE ROAD BORONIA VIC 3155	\$655,000	09-Jul-25
2/19 ALVINA STREET FERNTREE GULLY VIC 3156	\$685,000	03-Jul-25
3/14 STRADBROKE ROAD BORONIA VIC 3155	\$710,000	08-Jul-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: 23 July 2025


**3/2-4 TORMORE ROAD BORONIA
VIC 3155**

Sold Price

^{RS}
\$655,000

Sold Date

09-Jul-25
 2

 1

 2

Distance

1.51km

**2/19 ALVINA STREET FERNTREE
GULLY VIC 3156**

Sold Price

^{RS}
\$685,000

Sold Date

03-Jul-25
 2

 1

 2

Distance

1km

**3/14 STRADBROKE ROAD
BORONIA VIC 3155**

Sold Price

^{RS}
\$710,000

Sold Date

08-Jul-25
 2

 1

 1

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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