

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

1/26 ROSS STREET 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

\$660,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2024

to

31 Jul 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

1/70 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156	\$712,000	03-May-25
1/3 JOHNSON DRIVE FERNTREE GULLY VIC 3156	\$710,000	12-Apr-25
4/6 VIRGINIA WAY FERNTREE GULLY VIC 3156	\$645,000	22-May-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: 04 August 2025

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**1/70 MOUNTAIN GATE DRIVE
FERNTREE GULLY VIC 3156**

3 1 2

Sold Price

^{RS} **\$712,000** Sold Date **03-May-25**

Distance **0.83km**



**1/3 JOHNSON DRIVE FERNTREE
GULLY VIC 3156**

3 1 1

Sold Price

\$710,000 Sold Date **12-Apr-25**

Distance **1.38km**

**4/6 VIRGINIA WAY FERNTREE
GULLY VIC 3156**

3 1 2

Sold Price

\$645,000 Sold Date **22-May-25**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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