

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

1/151 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

\$500,000

&

\$550,000

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

1/127 DORSET ROAD BORONIA VIC 3155	\$519,000	23-May-25
1/39 WILLOW ROAD UPPER FERNTREE GULLY VIC 3156	\$500,500	21-Jan-25
4/47 ALMA AVENUE FERNTREE GULLY VIC 3156	\$545,000	08-Apr-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: 11 June 2025



1/127 DORSET ROAD BORONIA VIC 3155

Sold Price

^{RS}

\$519,000

Sold Date

23-May-25

 2

 1

 1

Distance

1.42km



**1/39 WILLOW ROAD UPPER
FERNTREE GULLY VIC 3156**

Sold Price

\$500,500

Sold Date

21-Jan-25

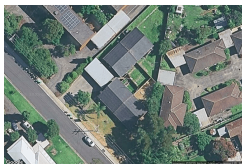
 2

 1

 1

Distance

2km



**4/47 ALMA AVENUE FERNTREE
GULLY VIC 3156**

Sold Price

\$545,000

Sold Date

08-Apr-25

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Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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