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	27A JOHNSON DRIVE 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	$860,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	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
9 CAMEELO COURT FERNTREE GULLY VIC 3156	$830,000	10-Jun-25
29 MARGARET AVENUE BAYSWATER VIC 3153	$920,000	13-Mar-25
4 SILVERTON DRIVE FERNTREE GULLY VIC 3156	$935,000	01-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: 27 June 2025

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9 CAMEELO COURT FERNTREE GULLY VIC 3156

3 2 2

Sold Price RS $830,000 Sold Date 10-Jun-25

Distance 0.75km



29 MARGARET AVENUE BAYSWATER VIC 3153

4 2 2

Sold Price $920,000 Sold Date 13-Mar-25

Distance 1.57km



4 SILVERTON DRIVE FERNTREE GULLY VIC 3156

4 2 2

Sold Price $935,000 Sold Date 01-Feb-25

Distance 1.94km

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

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