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	1a Ashton Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $696,750 Property Type Unit Suburb Ferntree Gully

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	2/15 Clyde St FERNTREE GULLY 3156	$650,000	31/08/2025
2	1/3 Piperita Rd FERNTREE GULLY 3156	$725,000	10/05/2025
3	1/18 Renwick Rd FERNTREE GULLY 3156	$710,000	12/03/2025

OR

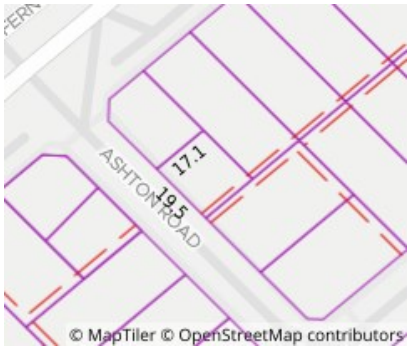
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/09/2025 13:57

1a Ashton Road, Ferntree Gully Vic 3156

BARRYPLANT

Barry Plant Waverley
9803 0400
receptiongw@barryplant.com.au



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Property Type: Townhouse (Single)
Land Size: 329 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
June quarter 2025: $696,750

Comparable Properties



2/15 Clyde St FERNTREE GULLY 3156 (REI)

3 1 1

Price: $650,000
Method: Auction Sale
Date: 31/08/2025
Property Type: Unit
Land Size: 361 sqm approx

Agent Comments



1/3 Piperita Rd FERNTREE GULLY 3156 (REI/VG)

3 1 1

Price: $725,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Unit
Land Size: 343 sqm approx

Agent Comments



1/18 Renwick Rd FERNTREE GULLY 3156 (REI/VG)

3 1 1

Price: $710,000
Method: Private Sale
Date: 12/03/2025
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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