

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

2/769 BURWOOD HIGHWAY 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Sep 2024

to

31 Aug 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

7/769 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156	\$693,500	17-May-25
18/235 SCORESBY ROAD BORONIA VIC 3155	\$735,000	26-May-25
5/37 GERTONIA AVENUE BORONIA VIC 3155	\$755,000	13-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: 03 September 2025


**7/769 BURWOOD HIGHWAY
FERNTREE GULLY VIC 3156**
 3  2  2

Sold Price

\$693,500

Sold Date **17-May-25**

Distance

0km

**18/235 SCORESBY ROAD BORONIA
VIC 3155**
 3  2  2

Sold Price

^{RS} **\$735,000**

Sold Date **26-May-25**

Distance

1.88km

**5/37 GERTONIA AVENUE
BORONIA VIC 3155**
 3  2  2

Sold Price

\$755,000

Sold Date **13-May-25**

Distance

1.88km
RS = Recent sale

UN = Undisclosed Sale

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