Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address	35b Gaydon Street, Ferntree Gully Vic 3156
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000	&	\$715,000
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Median sale price

Median price	\$717,500	Pro	perty Type	Unit		Suburb	Ferntree Gully
Period - From	01/07/2025	to	30/09/2025		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

	areas or comparable property	1 1100	Date of Sale
1	50A Edina Rd FERNTREE GULLY 3156	\$702,000	28/10/2025
2	54a Norma Cr KNOXFIELD 3180	\$700,000	20/09/2025
3	1/92 Mountain Gate Dr FERNTREE GULLY 3156	\$728,000	19/07/2025

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:	11/11/2025 12:43



Date of sale







Property Type: Unit **Land Size:** 358 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$715,000 Median Unit Price September quarter 2025: \$717,500

Comparable Properties



50A Edina Rd FERNTREE GULLY 3156 (REI)

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Price: \$702,000 Method: Private Sale Date: 28/10/2025 Property Type: House Land Size: 524 sqm approx **Agent Comments**



54a Norma Cr KNOXFIELD 3180 (REI)

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Agent Comments

Price: \$700,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) **Land Size:** 433 sqm approx



1/92 Mountain Gate Dr FERNTREE GULLY 3156 (REI/VG) Agent Comments

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Price: \$728,000 Method: Auction Sale Date: 19/07/2025 Property Type: Unit

Land Size: 310 sqm approx

Account - Barry Plant | P: 03 9803 0400





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