

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

35b Gaydon Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price

\$717,500

Property 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	Price	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



 3  1  1

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 FERNTEE GULLY 3156 (REI)

Agent Comments

 3  1  2

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



54a Norma Cr KNOXFIELD 3180 (REI)

Agent Comments

 3  1  2

Price: \$700,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 433 sqm approx



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

 3  1  1

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