

# 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

2/8 Simpson Road, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$560,000

### Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Ferntree Gully

Period - From

01/10/2024

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 | 3/10 Bambury PI FERNTREE GULLY 3156     | \$530,000 | 04/10/2025   |
| 2 | 2/119a Underwood Rd FERNTREE GULLY 3156 | \$530,000 | 09/08/2025   |
| 3 | 1/36 Margot St FERNTREE GULLY 3156      | \$548,000 | 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:

25/11/2025 11:27



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**Rooms:** 3

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 160 sqm approx

Agent Comments

**Indicative Selling Price**

\$520,000 - \$560,000

**Median Unit Price**

Year ending September 2025: \$690,000

## Comparable Properties



**3/10 Bambury PI FERNTREE GULLY 3156 (REI)**

Agent Comments

 2  1  1

**Price:** \$530,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Unit

**Land Size:** 319 sqm approx



**2/119a Underwood Rd FERNTREE GULLY 3156 (REI/VG)** Agent Comments

 2  1  1

**Price:** \$530,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** Unit

**Land Size:** 72 sqm approx



**1/36 Margot St FERNTREE GULLY 3156 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$548,000

**Method:** Auction Sale

**Date:** 19/07/2025

**Property Type:** Unit

**Land Size:** 118 sqm approx