

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

21 MOORE STREET 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

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,750

Property type

House

Suburb

Ferntree Gully

Period-from

01 Nov 2024

to

31 Oct 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

45 DAFFODIL ROAD BORONIA VIC 3155	\$803,000	18-Nov-25
220 FOREST ROAD BORONIA VIC 3155	\$836,500	21-Nov-25
25 MOORE STREET FERNTREE GULLY VIC 3156	\$875,000	17-Aug-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: 26 November 2025


45 DAFFODIL ROAD BORONIA VIC 3155

Sold Price

^{RS}
\$803,000

Sold Date

18-Nov-25
 3

 1

 2

Distance

1.15km

220 FOREST ROAD BORONIA VIC 3155

Sold Price

^{RS}
\$836,500

Sold Date

21-Nov-25
 3

 1

 -

Distance

1.48km

25 MOORE STREET FERNTREE GULLY VIC 3156

Sold Price

\$875,000

Sold Date

17-Aug-25
 3

 1

 2

Distance

0.04km
RS = Recent sale

UN = Undisclosed Sale

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