

## 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

1/38 LORDING STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Apr 2025

to

31 Mar 2026

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

3/10 VERONICA STREET FERNTREE GULLY VIC 3156	\$580,000	09-Dec-25
2/19 ALMA AVENUE FERNTREE GULLY VIC 3156	\$595,000	19-Feb-26
1/54 PINE CRESCENT BORONIA VIC 3155	\$630,000	04-Dec-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: 29 April 2026

Renata Illingworth

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**3/10 VERONICA STREET  
FERNTREE GULLY VIC 3156**

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Sold Price **\$580,000** Sold Date **09-Dec-25**Distance **0.48km****2/19 ALMA AVENUE FERNTREE  
GULLY VIC 3156**

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Sold Price **\$595,000** Sold Date **19-Feb-26**Distance **0.89km****1/54 PINE CRESCENT BORONIA  
VIC 3155**

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Sold Price **\$630,000** Sold Date **04-Dec-25**Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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