

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

2/31 CONN 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

\$590,000

&

\$649,000

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

11/12 ADELE AVENUE FERNTREE GULLY VIC 3156	\$575,000	27-Feb-26
13/10 ADELE AVENUE FERNTREE GULLY VIC 3156	\$625,000	14-Jan-26
3/32 ADELE AVENUE FERNTREE GULLY VIC 3156	\$647,000	28-Jan-26

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

**11/12 ADELE AVENUE FERNTREE
GULLY VIC 3156**

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Sold Price

RS

\$575,000

Sold Date

27-Feb-26

Distance

0km**13/10 ADELE AVENUE FERNTREE
GULLY VIC 3156**

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Sold Price

\$625,000

Sold Date

14-Jan-26

Distance

0.25km**3/32 ADELE AVENUE FERNTREE
GULLY VIC 3156**

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Sold Price

\$647,000

Sold Date

28-Jan-26

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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