

## 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

29 CASTRICUM PLACE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$931,500

Property type

House

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

2 DOVER COURT FERNTREE GULLY VIC 3156	\$1,080,000	13-Apr-26
33 KINGS COLLEGE DRIVE BAYSWATER VIC 3153	\$1,128,000	28-Feb-26
1 BROMLEY CLOSE FERNTREE GULLY VIC 3156	\$1,105,000	02-Apr-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: 30 April 2026

**2 DOVER COURT FERNTREE  
GULLY VIC 3156**

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Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **13-Apr-26**Distance **1.84km****33 KINGS COLLEGE DRIVE  
BAYSWATER VIC 3153**

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Sold Price <sup>RS</sup> **\$1,128,000** Sold Date **28-Feb-26**Distance **1.84km****1 BROMLEY CLOSE FERNTREE  
GULLY VIC 3156**

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Sold Price <sup>RS</sup> **\$1,105,000** Sold Date **02-Apr-26**Distance **1.89km****RS** = Recent sale**UN** = Undisclosed Sale

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