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	25 Renown Street, Ferntree Gully, Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$1,250,000

Median sale price

Median price	$972,750	Property type	*House*	Suburb	Ferntree Gully

Period - From	01/02/2026	to	30/04/2026	Source	PropTrack

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
27 Moncoe Street, Boronia, VIC 3155	$1,216,000	08/11/2025
24 Pearl Place, Ferntree Gully, VIC 3156	$1,180,600	28/02/2026
38 Daffodil Road, Boronia, VIC 3155	$1,075,000	26/11/2025

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: 01/05/2026