

## 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](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 May 2025

to

30 Apr 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: 05 May 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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