

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

1/24 Dorothy Grove, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Ferntree Gully

Period - From 01/04/2025 to 31/03/2026 Source REIV

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
1	2/20 Doysal Av FERNTREE GULLY 3156	\$810,000	28/04/2026
2	2/8 Pinnacle Av FERNTREE GULLY 3156	\$800,000	21/03/2026
3	3/38 Francis Cr FERNTREE GULLY 3156	\$707,000	11/02/2026

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:

23/06/2026 12:39



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Rooms: 4
Property Type: Unit
Land Size: 298 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$759,000
Median Unit Price
 Year ending March 2026: \$720,000

Comparable Properties



2/20 Doysal Av FERNTREE GULLY 3156 (REI)

Agent Comments

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Price: \$810,000
Method: Private Sale
Date: 28/04/2026
Property Type: Unit
Land Size: 443 sqm approx



2/8 Pinnacle Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments

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Price: \$800,000
Method: Sold Before Auction
Date: 21/03/2026
Property Type: Unit
Land Size: 302 sqm approx



3/38 Francis Cr FERNTREE GULLY 3156 (VG)

Agent Comments

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Price: \$707,000
Method: Sale
Date: 11/02/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9803 0400



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