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	3/19 ALVINA 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$708,000	Property type	Unit	Suburb	Ferntree Gully
Period-from	01 Jul 2025	to	30 Jun 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
1/31 EDINA ROAD FERNTREE GULLY VIC 3156	$680,000	11-May-26
3/47 COMMERCIAL ROAD FERNTREE GULLY VIC 3156	$690,000	07-Apr-26
6/22 WARRABEL ROAD FERNTREE GULLY VIC 3156	$630,000	02-May-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: 09 July 2026

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1/31 EDINA ROAD FERNTREE GULLY VIC 3156

2 1 1

Sold Price RS **$680,000** Sold Date **11-May-26**

Distance **0.71km**



3/47 COMMERCIAL ROAD FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$690,000** Sold Date **07-Apr-26**

Distance **0.82km**



6/22 WARRABEL ROAD FERNTREE GULLY VIC 3156

2 1 1

Sold Price RS **$630,000** Sold Date **02-May-26**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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