

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

5 ELMORE COURT 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$931,500

Property type

House

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

9 LUMEAH CRESCENT FERNTREE GULLY VIC 3156	\$970,000	18-Feb-26
185 WINDERMERE DRIVE FERNTREE GULLY VIC 3156	\$1,045,000	13-Dec-25
15 CHERYL CRESCENT FERNTREE GULLY VIC 3156	\$890,000	28-Nov-25

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: 01 May 2026

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9 LUMEAH CRESCENT FERNTREE GULLY VIC 3156

 3  1  -

Sold Price **\$970,000** Sold Date **18-Feb-26**

Distance **0.8km**



185 WINDERMERE DRIVE FERNTREE GULLY VIC 3156

 3  1  3

Sold Price **\$1,045,000** Sold Date **13-Dec-25**

Distance **0.6km**



15 CHERYL CRESCENT FERNTREE GULLY VIC 3156

 3  2  2

Sold Price **\$890,000** Sold Date **28-Nov-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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