

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$951,500 Property Type House Suburb Ferntree Gully

Period - From 25/05/2025 to 24/05/2026 Source Property Data

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	14 Janden CI KNOXFIELD 3180	\$915,000	03/05/2026
2	65 Greenaway Dr FERNTREE GULLY 3156	\$950,000	18/04/2026
3	2 Exton Ct FERNTREE GULLY 3156	\$875,000	14/03/2026

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:

25/05/2026 10:33



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$880,000 - \$930,000

Median House Price

25/05/2025 - 24/05/2026: \$951,500

Comparable Properties



14 Janden CI KNOXFIELD 3180 (REI)

Agent Comments

 3  1  -

Price: \$915,000

Method: Sold After Auction

Date: 03/05/2026

Property Type: House

Land Size: 784 sqm approx



65 Greenaway Dr FERNTREE GULLY 3156 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 721 sqm approx



2 Exton Ct FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 3  1  2

Price: \$875,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Barry Plant | P: 03 9874 3355