

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

3/11 The Avenue, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$696,750

Property Type Unit

Suburb Ferntree Gully

Period - From 01/04/2025

to

30/06/2025

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	1/4 Veronica St FERNTREE GULLY 3156	\$635,500	14/08/2025
2	2/19 Alvina St FERNTREE GULLY 3156	\$685,000	03/07/2025
3	1/152 Underwood Rd FERNTREE GULLY 3156	\$645,000	23/04/2025

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:

15/08/2025 16:39



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2025: \$696,750

Comparable Properties



1/4 Veronica St FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$635,500
Method: Private Sale
Date: 14/08/2025
Property Type: Unit



2/19 Alvina St FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 03/07/2025
Rooms: 3
Property Type: Unit
Land Size: 205 sqm approx



1/152 Underwood Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 23/04/2025
Property Type: Unit
Land Size: 222 sqm approx

Account - Hill Real Estate