

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 60 Linda Crescent, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$780,000 & \$858,000

Median sale price

Median price \$890,500 Property Type House Suburb Ferntree Gully

Period - From 01/01/2024 to 31/12/2024 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	93 Linda Cr FERNTREE GULLY 3156	\$780,000	11/02/2025
2	10 Helen Rd FERNTREE GULLY 3156	\$888,500	26/10/2024
3	23 Cinerea Av FERNTREE GULLY 3156	\$830,000	15/10/2024

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: 02/03/2025 10:33



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$858,000
Median House Price
Year ending December 2024: \$890,500

Comparable Properties



93 Linda Cr FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 782 sqm approx



10 Helen Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$888,500
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 746 sqm approx



23 Cinerea Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 726 sqm approx

Account - Hill Real Estate