

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

24 George Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$1,175,000

&

\$1,292,500

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/04/2026

to

30/06/2026

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	25 Renown St FERNTREE GULLY 3156	\$1,250,000	04/05/2026
2	15 Alma Av FERNTREE GULLY 3156	\$1,200,000	01/04/2026
3	11 The Crescent FERNTREE GULLY 3156	\$1,310,000	28/02/2026

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:

07/08/2026 10:14



4 2 10

Property Type: House
Land Size: 1238 sqm approx
Agent Comments

Indicative Selling Price
\$1,175,000 - \$1,292,500
Median House Price
June quarter 2026: \$960,000

Comparable Properties



25 Renown St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4 2 5

Price: \$1,250,000
Method: Sold Before Auction
Date: 04/05/2026
Property Type: House (Res)
Land Size: 1369 sqm approx



15 Alma Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4 3 4

Price: \$1,200,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 1500 sqm approx



11 The Crescent FERNTREE GULLY 3156 (REI/VG)

Agent Comments

5 3 2

Price: \$1,310,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 1308 sqm approx

Account - Hill Real Estate