

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

7 LEON 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

\$1,050,000

&

\$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$869,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jul 2024

to

30 Jun 2025

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

7 ELTON ROAD FERNTREE GULLY VIC 3156	\$1,072,000	19-Mar-25
48 BLACKWOOD PARK ROAD FERNTREE GULLY VIC 3156	\$1,083,000	12-Apr-25
39 CRUSOE DRIVE Lysterfield VIC 3156	\$1,111,500	02-May-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: 22 July 2025



7 ELTON ROAD FERNTREE GULLY VIC 3156

4 2 2

Sold Price

\$1,072,000

Sold Date

19-Mar-25

Distance

1.73km



48 BLACKWOOD PARK ROAD FERNTREE GULLY VIC 3156

4 3 2

Sold Price

^{RS} **\$1,083,000**

Sold Date

12-Apr-25

Distance

0.58km



39 CRUSOE DRIVE LYSTERFIELD VIC 3156

4 2 2

Sold Price

\$1,111,500

Sold Date

02-May-25

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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