

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

1/12 SIMPSON ROAD 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

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Apr 2025

to

31 Mar 2026

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

3/41 STEWART STREET BORONIA VIC 3155	\$835,000	20-Mar-26
2/39 MOUNT VIEW ROAD UPPER FERNTREE GULLY VIC 3156	\$885,000	26-Feb-26
1/46 HARCOURT ROAD BORONIA VIC 3155	\$900,000	11-Dec-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: 01 April 2026



3/41 STEWART STREET BORONIA VIC 3155

3 2 2

Sold Price

^{RS} **\$835,000** Sold Date **20-Mar-26**

Distance **3.08km**



2/39 MOUNT VIEW ROAD UPPER FERNTREE GULLY VIC 3156

3 2 2

Sold Price

^{RS} **\$885,000** Sold Date **26-Feb-26**

Distance **2.78km**



1/46 HARCOURT ROAD BORONIA VIC 3155

3 2 1

Sold Price

\$900,000 Sold Date **11-Dec-25**

Distance **2.43km**

RS = Recent sale

UN = Undisclosed Sale

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