

# Harcourts Rowville

## 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: 2/51 Loretto Avenue, Ferntree Gully VIC. 3156

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range \$1,000,000 to \$1,100,000

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#### Median sale price

Median Price: \$704,000

Property Type: Unit


Suburb: Ferntree Gully VIC 3156

Period From: April 2026 to June 2026

Source: REIV

#### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
	1/51 Loretto Avenue, Ferntree Gully	\$1,113,000	11/10/2025

This Statement of Information was prepared on: 6<sup>th</sup> July 2026