

# 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: 11 Blucher Street, 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 \$1,050,000 to \$1,150,000

#### Median sale price

Median Price: \$971,000  
Property Type: House  
Suburb: Ferntree Gully VIC 3156  
Period From: Jan 26 to Mar 26  
Source: REIV

#### Comparable property sales

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
	6 Leamon Court, Ferntree Gully	\$1,100,000	31/03/2026
	52 Kevin Avenue, Ferntree Gully	\$1,110,000	29/03/2026
	11 Jean Street, Upper Ferntree Gully	\$1,120,000	20/02/2026

This Statement of Information was prepared on: 29<sup>th</sup> June 2026