

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

2/119A UNDERWOOD 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

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

2/13 VERONICA STREET FERNTREE GULLY VIC 3156	\$610,000	13-Mar-25
7/18 HUTTON AVENUE FERNTREE GULLY VIC 3156	\$625,000	29-Mar-25
1/151 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$596,000	19-Jun-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: 23 July 2025


**2/13 VERONICA STREET
FERNTREE GULLY VIC 3156**

2 1 1

 Sold Price **\$610,000** Sold Date **13-Mar-25**

 Distance **0.14km**

**7/18 HUTTON AVENUE FERNTREE
GULLY VIC 3156**

2 1 1

 Sold Price **\$625,000** Sold Date **29-Mar-25**

 Distance **0.43km**

**1/151 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

2 1 1

 Sold Price **\$596,000** Sold Date **19-Jun-25**

 Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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