

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 24 Dorset Road, Ferntree Gully, VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$700,000 & \$770,000

Median sale price

Median price \$940,000 Property Type House Suburb Ferntree Gully (3156)

Period - From 01/04/2025 to 31/03/2026 Source REA

Comparable property sales

A These are two 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 |
|---|-----------|--------------|
| 22 DORSET ROAD, FERNTREE GULLY VIC 3156 | \$750,000 | 11/02/2026 |
| 14 DERWENT DRIVE, BAYSWATER VIC 3153 | \$770,000 | 01/04/2026 |
| | | |

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 six months.

This Statement of Information was prepared on: 23/04/2026