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	3/61 COMMERCIAL 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$686,500	Property type	Unit	Suburb	Ferntree Gully
Period-from	01 Oct 2024	to	30 Sep 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
6/12 PARK CRESCENT BORONIA VIC 3155	$600,000	16-May-25
2/5 VERONICA STREET FERNTREE GULLY VIC 3156	$622,000	03-Jun-25
2/28 THE GLEN FERNTREE GULLY VIC 3156	$655,000	19-Jul-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: 13 October 2025

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6/12 PARK CRESCENT BORONIA VIC 3155

2 2 1

Sold Price **$600,000** Sold Date **16-May-25**

Distance **1.94km**



2/5 VERONICA STREET FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$622,000** Sold Date **03-Jun-25**

Distance **1.45km**



2/28 THE GLEN FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$655,000** Sold Date **19-Jul-25**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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