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	3/38 FRANCIS CRESCENT 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	$689,000	Property type	Unit	Suburb	Ferntree Gully
Period-from	01 Jan 2025	to	31 Dec 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
1/54 PINE CRESCENT BORONIA VIC 3155	$630,000	04-Dec-25
1/4 VERONICA STREET FERNTREE GULLY VIC 3156	$635,500	06-Aug-25
5/10 LORDING STREET FERNTREE GULLY VIC 3156	$644,500	18-Aug-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.~~

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Harcourts
John Garnett
P 97625222
M 0425231779
E john.garnett@harcourts.com.au



1/54 PINE CRESCENT BORONIA VIC 3155

2 1 1

Sold Price RS **$630,000** Sold Date **04-Dec-25**

Distance **1.36km**



1/4 VERONICA STREET FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$635,500** Sold Date **06-Aug-25**

Distance **0.23km**



5/10 LORDING STREET FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$644,500** Sold Date **18-Aug-25**

Distance **0.39km**

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

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