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	1/38 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	$590,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$708,000	Property type	Unit	Suburb	Ferntree Gully
Period-from	01 Jul 2025	to	30 Jun 2026	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
1/183 DORSET ROAD BORONIA VIC 3155	$615,000	21-Mar-26
2/19 ALMA AVENUE FERNTREE GULLY VIC 3156	$595,000	19-Feb-26
1/15 BAMBURY PLACE FERNTREE GULLY VIC 3156	$590,000	06-Feb-26

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: 08 July 2026

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1/183 DORSET ROAD BORONIA VIC 3155

2 1 1

Sold Price **$615,000** Sold Date **21-Mar-26**

Distance **1.51km**



2/19 ALMA AVENUE FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$595,000** Sold Date **19-Feb-26**

Distance **0.35km**



1/15 BAMBURY PLACE FERNTREE GULLY VIC 3156

3 1 -

Sold Price **$590,000** Sold Date **06-Feb-26**

Distance **0.14km**

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

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