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	14 Ross Street, Ferntree Gully Vic 3156

Indicative selling price

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

Single price $1,225,000

Median sale price

Median price $889,000 Property Type House Suburb Ferntree Gully

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 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
1	12 Outlook Ct FERNTREE GULLY 3156	$1,170,000	28/06/2025
2	15 Gibbs Rd FERNTREE GULLY 3156	$1,200,000	27/05/2025
3	25 Carlisle Rd FERNTREE GULLY 3156	$1,225,000	12/04/2025

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 six months.~~

This Statement of Information was prepared on: 26/07/2025 12:17

14 Ross Street, Ferntree Gully Vic 3156

Hugh Francis
9908 5700
0401 265 338
hughfrancis@jelliscraig.com.au



4 2 4

Property Type: House
Land Size: 1016 sqm approx

Agent Comments

Indicative Selling Price
$1,225,000
Median House Price
Year ending June 2025: $889,000

Comparable Properties



12 Outlook Ct FERNTREE GULLY 3156 (REI)

4 3 2

Price: $1,170,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 1111 sqm approx

Agent Comments



15 Gibbs Rd FERNTREE GULLY 3156 (REI/VG)

4 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 27/05/2025
Property Type: House (Res)
Land Size: 1227 sqm approx

Agent Comments



25 Carlisle Rd FERNTREE GULLY 3156 (REI/VG)

4 2 2

Price: $1,225,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 745 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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