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: 32 Heath Avenue, Ferntree Gully Vic 3156

Indicative selling price

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

Range between: $800,000 & $860,000

Median sale price

Median price: $950,000 Property Type: House Suburb: Ferntree Gully

Period - From: 01/07/2025 to: 30/09/2025 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	14 Joan Av FERNTREE GULLY 3156	$855,000	30/08/2025
2	24 Frederick St FERNTREE GULLY 3156	$854,000	01/07/2025
3	43 Joan Av FERNTREE GULLY 3156	$835,000	23/06/2025

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: 09/10/2025 13:56

32 Heath Avenue, Ferntree Gully Vic 3156

Nicholas Walker
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3 1 2

Property Type: House
Land Size: 1662 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $860,000
Median House Price
September quarter 2025: $950,000

Comparable Properties



14 Joan Av FERNTREE GULLY 3156 (REI/VG)

3 1 1

Price: $855,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House
Land Size: 1329 sqm approx

Agent Comments



24 Frederick St FERNTREE GULLY 3156 (REI/VG)

3 1 4

Price: $854,000
Method: Sold Before Auction
Date: 01/07/2025
Property Type: House (Res)
Land Size: 1715 sqm approx

Agent Comments



43 Joan Av FERNTREE GULLY 3156 (REI/VG)

3 1 2

Price: $835,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 1600 sqm approx

Agent Comments

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