

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

1/1 MELLOWOOD COURT 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Apr 2025

to

31 Mar 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

2/1 MELLOWOOD COURT FERNTREE GULLY VIC 3156	\$838,000	28-Feb-26
2/4 PATON CRESCENT BORONIA VIC 3155	\$830,000	28-Nov-25
2/17 RENWICK ROAD FERNTREE GULLY VIC 3156	\$810,000	06-Dec-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: 16 April 2026



**2/1 MELLOWOOD COURT
FERNTREE GULLY VIC 3156**

 3  2  2

Sold Price ^{RS} **\$838,000** Sold Date **28-Feb-26**

Distance **0km**

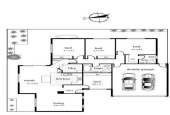


**2/4 PATON CRESCENT BORONIA
VIC 3155**

 3  2  2

Sold Price **\$830,000** Sold Date **28-Nov-25**

Distance **1.16km**



**2/17 RENWICK ROAD FERNTREE
GULLY VIC 3156**

 4  2  2

Sold Price **\$810,000** Sold Date **06-Dec-25**

Distance **1.13km**

2/17 Renwick Street, Ferntree Gully

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

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