

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

6/22 WARRABEL ROAD 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

\$580,000

&

\$620,000

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

3/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$590,000	13-Oct-25
2/19 ALMA AVENUE FERNTREE GULLY VIC 3156	\$595,000	19-Feb-26
1/183 DORSET ROAD BORONIA VIC 3155	\$615,000	21-Mar-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: 09 April 2026



**3/152 UNDERWOOD ROAD
 FERNTREE GULLY VIC 3156**

2 1 1

Sold Price **\$590,000** Sold Date **13-Oct-25**

Distance **0.66km**



**2/19 ALMA AVENUE FERNTREE
 GULLY VIC 3156**

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **19-Feb-26**

Distance **0.37km**



**1/183 DORSET ROAD BORONIA VIC
 3155**

2 1 1

Sold Price ^{RS} **\$615,000** Sold Date **21-Mar-26**

Distance **1.98km**

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

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