

## 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

2/12 LORDING STREET FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### 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

6/10 LORDING STREET FERNTREE GULLY VIC 3156	\$605,000	28-Feb-25
1/183 DORSET ROAD BORONIA VIC 3155	\$615,000	21-Mar-26
1/11 MONCOE STREET BORONIA VIC 3155	\$660,000	27-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: 09 April 2026


**6/10 LORDING STREET FERNTREE GULLY VIC 3156**

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Sold Price

**\$605,000**

 Sold Date **28-Feb-25**

 Distance **0.02km**

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

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Sold Price

<sup>RS</sup> **\$615,000**

 Sold Date **21-Mar-26**

 Distance **1.36km**

**1/11 MONCOE STREET BORONIA VIC 3155**

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Sold Price

<sup>RS</sup> **\$660,000**

 Sold Date **27-Feb-26**

 Distance **1.58km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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