

## 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

1/12 SIMPSON ROAD 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

\$800,000

&

\$880,000

### 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

1/3 PHYLLIS AVENUE BORONIA VIC 3155	\$801,000	09-Dec-25
3/19 TULIP CRESCENT BORONIA VIC 3155	\$840,000	30-Jan-26
5/28 AUBREY GROVE BORONIA VIC 3155	\$862,000	13-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: 14 April 2026



**1/3 PHYLLIS AVENUE BORONIA  
VIC 3155**

3 2 2

Sold Price

**\$801,000**

Sold Date **09-Dec-25**

Distance **0.91km**



**3/19 TULIP CRESCENT BORONIA  
VIC 3155**

3 2 2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date **30-Jan-26**

Distance **1.36km**



**5/28 AUBREY GROVE BORONIA  
VIC 3155**

3 2 2

Sold Price

**\$862,000**

Sold Date **13-Dec-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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