

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

1/31 EDINA 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

\$590,000

&

\$649,000

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

1/183 DORSET ROAD BORONIA VIC 3155	\$615,000	21-Mar-26
3/10 VERONICA STREET FERNTREE GULLY VIC 3156	\$580,000	09-Dec-25
13/10 ADELE AVENUE FERNTREE GULLY VIC 3156	\$625,000	14-Jan-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: 27 April 2026

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1/183 DORSET ROAD BORONIA VIC Sold Price

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

2 1 1

Distance 1.14km



3/10 VERONICA STREET
FERNTREE GULLY VIC 3156

Sold Price \$580,000 Sold Date 09-Dec-25

2 1 1

Distance 1.24km



13/10 ADELE AVENUE FERNTREE
GULLY VIC 3156

Sold Price \$625,000 Sold Date 14-Jan-26

2 2 1

Distance 1.22km

RS = Recent sale UN = Undisclosed Sale

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