

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

5 ALLORA AVENUE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Mar 2025

to

28 Feb 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 THE NOOK FERNTREE GULLY VIC 3156	\$915,000	13-Nov-25
5 RIO COURT FERNTREE GULLY VIC 3156	\$888,000	29-Sep-25
58 TALDRA DRIVE FERNTREE GULLY VIC 3156	\$940,000	20-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.~~

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1 THE NOOK FERNTREE GULLY VIC 3156 Sold Price **\$915,000** Sold Date **13-Nov-25**

3 2 2

Distance **0.61km**



5 RIO COURT FERNTREE GULLY VIC 3156 Sold Price **\$888,000** Sold Date **29-Sep-25**

3 2 3

Distance **0.08km**



58 TALDRA DRIVE FERNTREE GULLY VIC 3156 Sold Price **\$940,000** Sold Date **20-Dec-25**

3 2 5

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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