

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 SABRE COURT 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

\$1,200,000

&

\$1,300,000

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

2 BRETT PLACE FERNTREE GULLY VIC 3156	\$1,231,000	07-Feb-26
4 BANFIELD COURT FERNTREE GULLY VIC 3156	\$1,290,000	29-Oct-25
4 BRETT PLACE FERNTREE GULLY VIC 3156	\$1,350,000	15-Nov-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: 03 March 2026

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**2 BRETT PLACE FERNTREE GULLY
VIC 3156**

Sold Price

^{RS} **\$1,231,000**

Sold Date **07-Feb-26**

4 2 2

Distance **1.51km**



**4 BANFIELD COURT FERNTREE
GULLY VIC 3156**

Sold Price

\$1,290,000

Sold Date **29-Oct-25**

5 2 2

Distance **0.65km**



**4 BRETT PLACE FERNTREE GULLY
VIC 3156**

Sold Price

\$1,350,000

Sold Date **15-Nov-25**

4 2 2

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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