

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 FRIEDA 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Feb 2025

to

31 Jan 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

8 KOOLAMARA BOULEVARD FERNTREE GULLY VIC 3156	\$1,300,000	02-Dec-25
4 BRETT PLACE FERNTREE GULLY VIC 3156	\$1,350,000	15-Nov-25
6 BONNIE COURT FERNTREE GULLY VIC 3156	\$1,168,100	19-Sep-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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**8 KOOLAMARA BOULEVARD
FERNTREE GULLY VIC 3156**

4 2 2

Sold Price **\$1,300,000** Sold Date **02-Dec-25**

Distance **0.74km**



**4 BRETT PLACE FERNTREE GULLY
VIC 3156**

4 2 2

Sold Price **\$1,350,000** Sold Date **15-Nov-25**

Distance **0.31km**



**6 BONNIE COURT FERNTREE
GULLY VIC 3156**

5 2 2

Sold Price **\$1,168,100** Sold Date **19-Sep-25**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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