

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

2/1 PINNACLE 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Land

Suburb

Ferntree Gully

Period-from

01 Oct 2024

to

30 Sep 2025

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

3/33 RANKIN ROAD BORONIA VIC 3155

\$724,500

05-May-25

2/27 ROSS STREET FERNTREE GULLY VIC 3156

\$721,000

28-Jun-25

3/14 STRADBROKE ROAD BORONIA VIC 3155

\$710,000

08-Jul-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: 27 October 2025



3/33 RANKIN ROAD BORONIA VIC 3155

Sold Price

\$724,500

Sold Date **05-May-25**

 2  1  1

Distance **1.48km**



2/27 ROSS STREET FERNTREE GULLY VIC 3156

Sold Price

\$721,000

Sold Date **28-Jun-25**

 2  1  1

Distance **1.38km**



3/14 STRADBROKE ROAD BORONIA VIC 3155

Sold Price

\$710,000

Sold Date **08-Jul-25**

 2  1  1

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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