

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

8 JOAN 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jun 2025

to

31 May 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

57 JOAN AVENUE FERNTREE GULLY VIC 3156	\$1,035,000	30-May-26
83 FOREST ROAD FERNTREE GULLY VIC 3156	\$1,030,000	22-Feb-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: 29 June 2026

**57 JOAN AVENUE FERNTREE
GULLY VIC 3156**

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Sold Price ^{RS} **\$1,035,000** Sold Date **30-May-26**Distance **0.58km****83 FOREST ROAD FERNTREE
GULLY VIC 3156**

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Sold Price **\$1,030,000** Sold Date **22-Feb-26**Distance **0.7km****RS** = Recent sale**UN** = Undisclosed Sale

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