

## 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

16 VICTORIA STREET FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$944,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jul 2025

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 51 LINDA CRESCENT FERNTREE GULLY VIC 3156 | \$793,000 | 13-Jun-26 |
| 22 DORSET ROAD FERNTREE GULLY VIC 3156    | \$750,000 | 11-Feb-26 |
| 1 BRUCE CRESCENT FERNTREE GULLY VIC 3156  | \$753,000 | 10-Apr-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: 31 July 2026



### 51 LINDA CRESCENT FERNTREE GULLY VIC 3156

 3
  1
  2

Sold Price

<sup>RS</sup>
**\$793,000**

Sold Date

**13-Jun-26**

Distance

**2.62km**


### 22 DORSET ROAD FERNTREE GULLY VIC 3156

 3
  1
  2

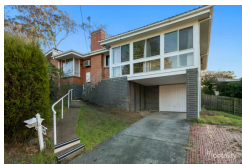
Sold Price

**\$750,000**

Sold Date

**11-Feb-26**

Distance

**0.71km**


### 1 BRUCE CRESCENT FERNTREE GULLY VIC 3156

 3
  2
  2

Sold Price

**\$753,000**

Sold Date

**10-Apr-25**

Distance

**0.21km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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