

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

18 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2025

to

31 Aug 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

38 MONT ALBERT ROAD FERNTREE GULLY VIC 3156	\$1,170,000	21-Mar-26
25 RENOWN STREET FERNTREE GULLY VIC 3156	\$1,250,000	04-May-26
72 MCMAHONS ROAD FERNTREE GULLY VIC 3156	\$1,210,000	02-Jul-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: 15 September 2026



**38 MONT ALBERT ROAD
 FERNTREE GULLY VIC 3156**

 4  2  4

Sold Price **\$1,170,000** Sold Date **21-Mar-26**

Distance **0.28km**



**25 RENOWN STREET FERNTREE
 GULLY VIC 3156**

 4  2  3

Sold Price **\$1,250,000** Sold Date **04-May-26**

Distance **1.19km**



**72 MCMAHONS ROAD FERNTREE
 GULLY VIC 3156**

 5  3  6

Sold Price ^{RS} **\$1,210,000** Sold Date **02-Jul-26**

Distance **2.81km**

RS = Recent sale **UN** = Undisclosed Sale

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