

## 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

1/10 ADELE AVENUE 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

Unit

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

4/30A FOREST ROAD FERNTREE GULLY VIC 3156	\$708,000	31-Mar-26
2/49 CONN STREET FERNTREE GULLY VIC 3156	\$687,000	31-Jan-26
3/29 HUTTON AVENUE FERNTREE GULLY VIC 3156	\$708,000	24-Mar-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: 25 June 2026


**4/30A FOREST ROAD FERNTREE  
GULLY VIC 3156**
 2   
  1   
  1

Sold Price

**\$708,000**

Sold Date

**31-Mar-26**

Distance

**2.22km**

**2/49 CONN STREET FERNTREE  
GULLY VIC 3156**
 2   
  1   
  1

Sold Price

**\$687,000**

Sold Date

**31-Jan-26**

Distance

**0.19km**

**3/29 HUTTON AVENUE FERNTREE  
GULLY VIC 3156**
 2   
  1   
  1

Sold Price

**\$708,000**

Sold Date

**24-Mar-26**

Distance

**2.39km**

RS = Recent sale

UN = Undisclosed Sale

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