

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

7 SYKES 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Dec 2024

to

30 Nov 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

8 NAIRANA COURT FERNTREE GULLY VIC 3156	\$923,000	14-Oct-25
2 WES CRESCENT FERNTREE GULLY VIC 3156	\$910,000	03-Jul-25
5 CAMBDEN PARK PARADE FERNTREE GULLY VIC 3156	\$931,000	09-Aug-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: 17 December 2025



**8 NAIRANA COURT FERNTREE
GULLY VIC 3156**

 4  2  2

Sold Price **\$923,000** Sold Date **14-Oct-25**

Distance **0.65km**



**2 WES CRESCENT FERNTREE
GULLY VIC 3156**

 4  2  2

Sold Price **\$910,000** Sold Date **03-Jul-25**

Distance **1.19km**



**5 CAMBDEN PARK PARADE
FERNTREE GULLY VIC 3156**

 4  2  2

Sold Price **\$931,000** Sold Date **09-Aug-25**

Distance **1.89km**

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

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