

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

2/3 DRAKE STREET 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

\$689,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jan 2025

to

31 Dec 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

30A LYNN DRIVE FERNTREE GULLY VIC 3156	\$1,001,000	04-Aug-25
1/28 RATHGAR ROAD Lysterfield VIC 3156	\$980,000	08-Sep-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: 13 January 2026



**30A LYNN DRIVE FERNTREE
GULLY VIC 3156**

 4  3  2

Sold Price **\$1,001,000** Sold Date **04-Aug-25**

Distance **1.61km**



**1/28 RATHGAR ROAD
LYSTERFIELD VIC 3156**

 4  2  2

Sold Price **\$980,000** Sold Date **08-Sep-25**

Distance **1.21km**

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

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