

## 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 DAWES COURT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$924,000

Property type

House

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 46 BLACKWOOD PARK ROAD FERNTREE GULLY VIC 3156 | \$990,000 | 10-Oct-25 |
| 3 BECCIE COURT FERNTREE GULLY VIC 3156         | \$900,000 | 25-Oct-25 |
| 8 NAIRANA COURT FERNTREE GULLY VIC 3156        | \$923,000 | 14-Oct-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: 30 January 2026



**46 BLACKWOOD PARK ROAD  
FERNTREE GULLY VIC 3156**

 4  2  2

Sold Price **\$990,000** Sold Date **10-Oct-25**

Distance **0.47km**



**3 BECCIE COURT FERNTREE  
GULLY VIC 3156**

 4  2  2

Sold Price **\$900,000** Sold Date **25-Oct-25**

Distance **0.16km**



**8 NAIRANA COURT FERNTREE  
GULLY VIC 3156**

 4  2  2

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

Distance **1.69km**

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

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