

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 SABRE COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$931,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Apr 2025

to

31 Mar 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

7 COROMANDEL CRESCENT SOUTH KNOXFIELD VIC 3180	\$1,176,000	04-Mar-26
1 BROMLEY CLOSE FERNTREE GULLY VIC 3156	\$1,105,000	02-Apr-26
6 LEAMON COURT FERNTREE GULLY VIC 3156	\$1,100,000	31-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: 14 April 2026

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**7 COROMANDEL CRESCENT
SOUTH KNOXFIELD VIC 3180**

5 3 8

Sold Price ^{RS} **\$1,176,000** Sold Date **04-Mar-26**

Distance **1.01km**



**1 BROMLEY CLOSE FERNTREE
GULLY VIC 3156**

4 2 4

Sold Price ^{RS} **\$1,105,000** Sold Date **02-Apr-26**

Distance **1.07km**



**6 LEAMON COURT FERNTREE
GULLY VIC 3156**

5 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **31-Mar-26**

Distance **1.12km**

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

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