

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

4/1 PINNACLE 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

\$710,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 May 2025

to

30 Apr 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

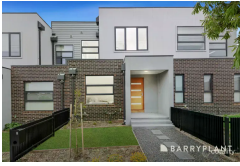
Date of sale

2/8 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156	\$760,000	10-Feb-26
1/69 LINDA CRESCENT FERNTREE GULLY VIC 3156	\$757,000	05-May-26
2/21 ELTON ROAD FERNTREE GULLY VIC 3156	\$720,000	29-Nov-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: 22 May 2026

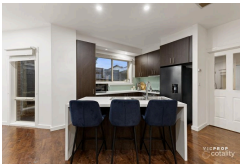

**2/8 MOUNTAIN GATE DRIVE
FERNTREE GULLY VIC 3156**
 3
  2
  2

 Sold Price **\$760,000** Sold Date **10-Feb-26**

 Distance **0.82km**

**1/69 LINDA CRESCENT FERNTREE
GULLY VIC 3156**
 3
  2
  1

 Sold Price ^{RS} **\$757,000** Sold Date **05-May-26**

 Distance **0.93km**

**2/21 ELTON ROAD FERNTREE
GULLY VIC 3156**
 3
  2
  1

 Sold Price **\$720,000** Sold Date **29-Nov-25**

 Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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