

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

19 JAMES ROAD 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Feb 2025

to

31 Jan 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

10 AYR STREET FERNTREE GULLY VIC 3156	\$1,025,000	04-Oct-25
73 RANKIN ROAD FERNTREE GULLY VIC 3156	\$991,000	04-Oct-25
7 SCENIC COURT FERNTREE GULLY VIC 3156	\$952,000	13-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: 20 February 2026



10 AYR STREET FERNTREE GULLY VIC 3156

 3  1  2

Sold Price

\$1,025,000

Sold Date

04-Oct-25

Distance

1km



73 RANKIN ROAD FERNTREE GULLY VIC 3156

 3  1  2

Sold Price

\$991,000

Sold Date

04-Oct-25

Distance

1.04km



7 SCENIC COURT FERNTREE GULLY VIC 3156

 3  1  2

Sold Price

\$952,000

Sold Date

13-Sep-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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