

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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 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

2/9 WATTLETREE ROAD FERNTREE GULLY VIC 3156	\$742,100	13-Dec-24
5/3 MOSSFIELD AVENUE FERNTREE GULLY VIC 3156	\$685,000	17-May-25
1/76 MCMAHONS ROAD FERNTREE GULLY VIC 3156	\$750,000	31-Mar-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: 17 April 2026


**2/9 WATTLETREE ROAD
FERNTREE GULLY VIC 3156**
 3  2  1

 Sold Price **\$742,100** Sold Date **13-Dec-24**

 Distance **0.07km**

**5/3 MOSSFIELD AVENUE
FERNTREE GULLY VIC 3156**
 3  2  1

 Sold Price **\$685,000** Sold Date **17-May-25**

 Distance **0.38km**

**1/76 MCMAHONS ROAD
FERNTREE GULLY VIC 3156**
 3  2  1

 Sold Price **\$750,000** Sold Date **31-Mar-25**

 Distance **0.71km**
RS = Recent sale

UN = Undisclosed Sale

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