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STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode Lots 1-9/13-15 CONN STREET, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1, 2, 3, 4, 7, 8	\$650,000	Or range between		&	
Unit 5	\$680,000	Or range between		&	
Unit 6	\$690,000	Or range between		&	
Unit 9	\$710,000	Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$720,000 Suburb Ferntree Gully, Vic

Period - From August 2025 To August 2026 Source PriceFinder

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 1, 2, 3, 4, 7, 8	1 2/31 CONN ST, FERNTREE GULLY 3156	\$620,000	12/06/2026
	2 9/10 ADELE AVE, FERNTREE GULLY 3156	\$650,000	10/03/2026
	3 6/22 WARRABEL RD, FERNTREE GULLY 3156	\$630,000	02/05/2026

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 5	1 2/5 PIPER RD, FERNTREE GULLY 3156	\$673,000	21/04/2026
	2 3/1 PINNACLE AVE, FERNTREE GULLY 3156	\$680,000	22/02/2026
	3 4/24 STATION ST, FERNTREE GULLY 3156	\$670,000	27/06/2026

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 6	1 2/5 PIPER RD, FERNTREE GULLY 3156	\$673,000	21/04/2026
	2 3/1 PINNACLE AVE, FERNTREE GULLY 3156	\$680,000	22/02/2026
	3 4/24 STATION ST, FERNTREE GULLY 3156	\$670,000	27/06/2026

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 9	1 102 BURKE RD, FERNTREE GULLY 3156	\$711,000	14/07/2026
	2 1/61 COMMERCIAL RD, FERNTREE GULLY 3156	\$710,000	13/08/2026
	3 4/5 CONN ST, FERNTREE GULLY 3156	\$718,000	02/07/2026

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 22/08/2026