

# 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

10 Wellington Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,000,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2025

to 31/03/2025

Source REIV

### 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 six 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
1	16a Greenwood St DONCASTER 3108	\$2,048,000	03/04/2025
2	36 Hazel Dr TEMPLESTOWE LOWER 3107	\$2,050,000	28/03/2025
3	116a Willow Bnd BULLEEN 3105	\$2,020,000	01/03/2025

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 six months.~~

This Statement of Information was prepared on:

11/04/2025 16:25

10 Wellington Street, Templestowe Lower Vic 3107



first  
national  
REAL ESTATE

Bill Schlink

Isaac Fakhri

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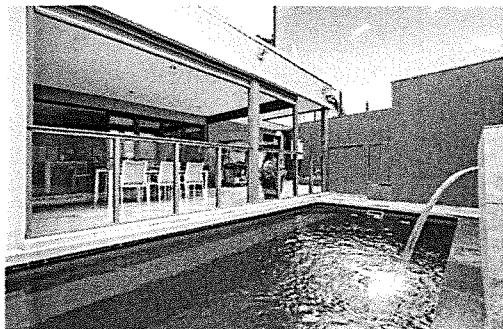
isaac@billschlink.com.au

**Indicative Selling Price**

\$2,000,000

**Median House Price**

March quarter 2025: \$1,300,000



**Property Type:**

**Agent Comments**

## Comparable Properties



**16a Greenwood St DONCASTER 3108 (REI)**



4



3



2

**Agent Comments**

**Price:** \$2,048,000

**Method:** Private Sale

**Date:** 03/04/2025

**Property Type:** Townhouse (Single)

**Land Size:** 375 sqm approx



**36 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)**



4



3



2

**Agent Comments**

**Price:** \$2,050,000

**Method:** Sold Before Auction

**Date:** 28/03/2025

**Property Type:** House



**116a Willow Bnd BULLEEN 3105 (REI)**



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**Agent Comments**

**Price:** \$2,020,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Account** - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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