

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

1 Michael Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,389,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2024

to

31/03/2025

Source

Property Data

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	45 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,344,000	31/03/2025
2	7 Kelly St DONCASTER 3108	\$1,350,000	26/03/2025
3	37 Kandanga Gr BULLEEN 3105	\$1,318,000	22/03/2025

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:

01/04/2025 13:30



Property Type:
Agent Comments

Indicative Selling Price
\$1,389,000
Median House Price
01/04/2024 - 31/03/2025: \$1,350,000

Comparable Properties



45 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,344,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 652 sqm approx



7 Kelly St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,350,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)
Land Size: 665 sqm approx

37 Kandanga Gr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,318,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

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