

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	9a/11 Milne Street, Templestowe Vic 3106
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**Indicative selling price**

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

Single price	\$545,000
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**Median sale price**

Median price	\$950,000	Property Type	Unit	Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024	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	8/53 John St TEMPLESTOWE LOWER 3107	\$545,000	10/01/2025
2	2/11 Milne St TEMPLESTOWE 3106	\$576,122	14/10/2024
3	6/380 High St TEMPLESTOWE LOWER 3107	\$612,000	30/09/2024

**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: 11/02/2025 11:12