

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 MAYFAIR AVENUE, TEMPLESTOWE LOWER, VIC 3107

Indicative selling price

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

Single price

or range between

\$3,388,888

&

\$3,688,888

Median sale price

Median price

\$1,355,000

Property Type

House

Suburb

TEMPLESTOWE LOWER

Period - From

March 2024

to

February 2025

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 JEFFREY STREET, TEMPLESTOWE LOWER, VIC 3107

\$3,888,888

07/02/2023

22 LAURI ANN STREET, TEMPLESTOWE LOWER, VIC 3107

\$3,850,000

10/02/2023

25 DUMOSSA AVENUE, BULLEEN, VIC 3105

\$3,850,000

08/05/2024

This Statement of Information was prepared on: 4/03/2025