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 Milsom Avenue, Templestowe Lower Vic 3107

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|---------------|-----|-------------------|--|-------------|------|--------|-------------------|
| Range betweer | n \$1,050,000 | | & | | \$1,150,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,300,000 | Pro | Property Type Hou | | se | | Suburb | Templestowe Lower |
| Period - From | 01/01/2025 | to | 31/03/2025 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|---|-------------|--------------|
| 1 | 5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 | \$1,210,000 | 12/04/2025 |
| 2 | 6 Herlihys Rd TEMPLESTOWE LOWER 3107 | \$1,115,000 | 06/03/2025 |
| 3 | 51 Macedon Rd TEMPLESTOWE LOWER 3107 | \$1,035,000 | 07/12/2024 |

OR

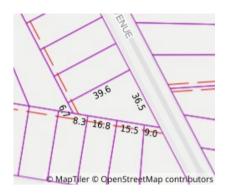
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/05/2025 12:07



BARRYPLANT





Property Type: House Land Size: 856 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price March quarter 2025: \$1,300,000

Comparable Properties

| | 5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 Price: \$1,210,000 Method: Auction Sale Date: 12/04/2025 Property Type: House (Res) Land Size: 690 sqm approx | Agent Comments |
|------|---|----------------|
| hede | 6 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI) 3 1 2 Price: \$1,115,000 Method: Private Sale Date: 06/03/2025 Property Type: House (Res) Land Size: 651 sqm approx | Agent Comments |
| | 51 Macedon Rd TEMPLESTOWE LOWER 3107 (REI) 4 1 1 1 Price: \$1,035,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 728 sqm approx | Agent Comments |

Account - Barry Plant | P: 03 9842 8888



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