

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 between \$1,050,000

&

\$1,150,000

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	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

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



 3  2  1

Property Type: House

Land Size: 856 sqm approx

Agent Comments

Comparable Properties



5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,210,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 690 sqm approx



6 Herlihy's Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,115,000

Method: Private Sale

Date: 06/03/2025

Property Type: House (Res)

Land Size: 651 sqm approx



51 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  1  1

Price: \$1,035,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 728 sqm approx

Account - Barry Plant | P: 03 9842 8888