

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

11/410-418 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$1,012,500

Property Type

Unit

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	10/410-418 Thompsons Rd TEMPLESTOWE LOWER 3107	\$315,000	27/04/2025
2			
3			

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:

14/05/2025 13:58

11/410-418 Thompsons Road, Templestowe Lower Vic 3107

 **first national**
REAL ESTATE

 | Bill Schlink
Eddie Fakhri
9846 2111
0402 425 715
eddie@billschlink.com.au




 2  1  1

Property Type: Villa
Agent Comments

Indicative Selling Price
\$325,000
Median Unit Price
March quarter 2025: \$1,012,500

This villa is in an over 55s retirement village.

Comparable Properties

10/410-418 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)	Agent Comments
 2  1  1	
Price: \$315,000 Method: Date: 27/04/2025 Property Type: Unit	

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.

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



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