

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

115 Swanston Street, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,150,000

Median sale priceMedian price

\$1,328,000

 Property type

House

 Suburb

Templestowe Lower

Period - From

Oct 2024

 to

Dec 2024

 Source

R/E

Comparable property sales

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. 25 Linton Avenue, Templestowe Lower | \$ 1,235,000 | 16/11/2024 |
| 2. 12 Melaleuca Avenue, Templestowe Lower | \$ 1,131,800 | 11/11/2024 |
| 3. 5 Hill View Parade, Templestowe Lower | \$ 1,302,000 | 26/11/2024 |

This Statement of Information was prepared on:

17/02/2025

Comparable properties



\$ 1,235,000

25 Linton Avenue, Templestowe Lower, Victoria

DATE: 16/11/2024

PROPERTY TYPE: HOUSE

 3
  2
 2
 652sqm



\$ 1,131,800

12 Melaleuca Avenue, Templestowe Lower, Victoria

DATE: 11/11/2024

PROPERTY TYPE: HOUSE

 3
  1
 2
 651 sqm



\$ 1,302,000

5 Hill View Parade, Templestowe Lower, Victoria

DATE: 26/11/2024

PROPERTY TYPE: HOUSE

 3
  2
 3
 690 sqm x

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