

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

13 Tasker Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$3,150,000

&

\$3,350,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Templestowe Lower

Period - From

21/10/2024

to

20/10/2025

Source

Property Data

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	7 Dove Ct TEMPLESTOWE LOWER 3107	\$3,350,000	18/10/2025
2	23 Mayfair Av TEMPLESTOWE LOWER 3107	\$3,380,000	22/08/2025
3	5 Mincha Av TEMPLESTOWE LOWER 3107	\$3,300,000	05/07/2025

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:

21/10/2025 16:25

13 Tasker Street, Templestowe Lower Vic 3107



5 4 4

Property Type: House (Res)
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
\$3,150,000 - \$3,350,000
Median House Price
21/10/2024 - 20/10/2025: \$1,350,000

Comparable Properties



7 Dove Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$3,350,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House
Land Size: 953 sqm approx



23 Mayfair Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 5 2

Price: \$3,380,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: House
Land Size: 725 sqm approx



5 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 3

Price: \$3,300,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 726 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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