

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 18 Ruffey Street, Templestowe Lower, VIC 3107

Indicative selling price

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

Single Price \$1,395,000

Median sale price

Median price \$1,425,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 01/07/2024 to 30/06/2025 Source Realestate

Comparable property sales

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 |
|-----------------------------------------------|-------------|--------------|
| 20 RUFFEY STREET, TEMPLESTOWE LOWER VIC 3107 | \$1,370,000 | 24/05/2025 |
| 241A HIGH STREET, TEMPLESTOWE LOWER VIC 3107 | \$1,450,000 | 24/05/2025 |
| 18 IRONBARK DRIVE, TEMPLESTOWE LOWER VIC 3107 | \$1,420,000 | 13/04/2025 |

This Statement of Information was prepared on: 05/06/2025