

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

20 Blue Gum Close, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,200,000

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	1 Milsom Av TEMPLESTOWE LOWER 3107	\$1,205,000	18/06/2025
2	3 Hickory St TEMPLESTOWE LOWER 3107	\$1,265,000	14/06/2025
3	394 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,230,000	24/05/2025

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:

23/06/2025 08:36

20 Blue Gum Close, Templestowe Lower Vic 3107



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

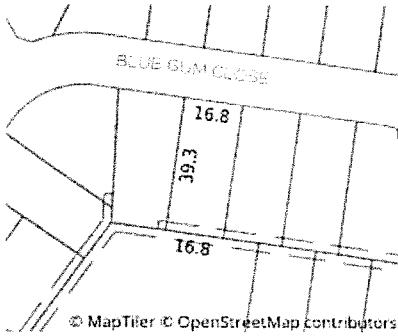
isaac@billschlink.com.au

Indicative Selling Price

\$1,200,000

Median House Price

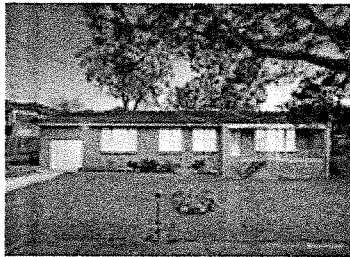
March quarter 2025: \$1,300,000



Property Type:

Agent Comments

Comparable Properties



1 Milsom Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,205,000

Method: Sold Before Auction

Date: 18/06/2025

Property Type: House (Res)

Land Size: 856 sqm approx



3 Hickory St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 669 sqm approx



394 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,230,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House

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



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