

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 Milsom Avenue, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,388,500 Property Type House Suburb Templestowe Lower (3107)

Period - From 01/04/2025 to 30/06/2025 Source REIV

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
39 ERIC AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,305,000	21/06/2025
40 ERIC AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,250,000	16/06/2025
45 BRYSON GROVE, TEMPLESTOWE LOWER VIC 3107	\$1,344,000	31/03/2025

This Statement of Information was prepared on: 11/07/2025