

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

22 Milsom Avenue, Templestowe Lower

Indicative selling price

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

Single price

\$1,680,000

Median sale priceMedian price

\$1,400,000

Property type

House

Suburb

Templestowe Lower

Period - From

July 2025

to

Sept 2025

Source

REIV

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. 344 George Street, Doncaster	\$ 1,855,000	31/5/2025
2. 7 Newbury Close, Templestowe Lower	\$ 1,505,000	30/8/2025
3. 21 Calderwood Street, Bulleen	\$ 1,560,000	26/4/2025

This Statement of Information was prepared on:

14/10/2025

Comparable properties



\$ 1,855,000

344 George Street, Doncaster, Victoria

DATE: 31/5/2025

PROPERTY TYPE: HOUSE

 4  2
 2  945 sqm



\$ 1,505,000

7 Newbury Close, Templestowe Lower, Victoria

DATE: 30/8/2025

PROPERTY TYPE: HOUSE

 4  3
 2  734 sqm



\$ 1,560,000

21 Calderwood Street, Bulleen, Victoria

DATE: 26/4/2025

PROPERTY TYPE: HOUSE

 3  1
 2  901 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee