

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

23 MAYFAIR AVENUE, TEMPLESTOWE LOWER, VIC 3107

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$3,388,888

&

\$3,688,888

Median sale price

Median price

\$1,355,000

Property Type

House

Suburb

TEMPLESTOWE LOWER

Period - From

March 2024

to

February 2025

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 JEFFREY STREET, TEMPLESTOWE LOWER, VIC 3107    | \$3,888,888 | 07/02/2023   |
| 22 LAURI ANN STREET, TEMPLESTOWE LOWER, VIC 3107 | \$3,850,000 | 10/02/2023   |
| 25 DUMOSSA AVENUE, BULLEEN, VIC 3105             | \$3,850,000 | 08/05/2024   |

This Statement of Information was prepared on:

4/03/2025