

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

40 Magnolia Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,330,000

Median sale price

Median price \$1,388,500

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2025

to 30/06/2025

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	7 Jean St TEMPLESTOWE LOWER 3107	\$1,351,000	26/07/2025
2	9 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,389,000	02/07/2025
3	16 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,350,000	17/05/2025

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:

31/07/2025 14:46

40 Magnolia Drive, Templestowe Lower Vic 3107



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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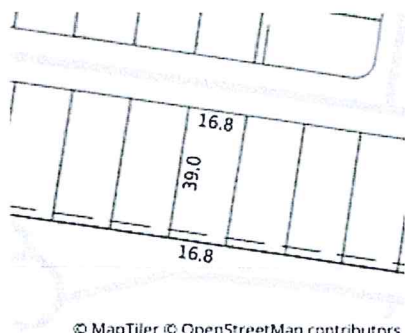
isaac@billschlink.com.au

Indicative Selling Price

\$1,330,000

Median House Price

June quarter 2025: \$1,388,500



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Property Type:

Agent Comments

Comparable Properties



7 Jean St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,351,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 691 sqm approx



9 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,389,000

Method: Private Sale

Date: 02/07/2025

Property Type: House (Res)

Land Size: 725 sqm approx



16 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 654 sqm approx

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



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