

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

45 Bryson Grove, Templestowe Lower

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

Single price \$1,335,000

Median sale price

Median price \$1,300,000 Property type House Suburb Templestowe Lower

Period - From Oct 2024 to Dec 2024 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. 10 Richard Street, Templestowe Lower	\$ 1,311,000	5/10/2024
2. 48 Bryson Grove, Templestowe Lower	\$ 1,270,000	19/11/2024
3. 10 Cameo Court, Bulleen	\$ 1,288,000	22/2/2025

This Statement of Information was prepared on: 19/03/2025

Comparable properties



\$ 1,311,000

10 Richard Street, Templestowe Lower, Victoria

DATE: 5/10/2024

PROPERTY TYPE: HOUSE



4



3



4



667sqm



\$ 1,270,000

48 Bryson Grove, Templestowe Lower, Victoria

DATE: 19/11/2024

PROPERTY TYPE: HOUSE



4



2



4



696 sqm



4



1



2



653 sqm x

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Our Difference



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21 days on market



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