Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	45a Linton Avenue, Templestowe Lower Vic 3107
Including suburb and	·
postcode	

Indicative selling price

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

Single price \$1,389,000

Median sale price

Median price	\$1,355,944	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2025	to	30/09/2025		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

1	3/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,360,000	14/08/2025
2	35a Wood St TEMPLESTOWE 3106	\$1,446,500	13/07/2025
3	2/11 Gardenview Ct TEMPLESTOWE 3106	\$1,501,000	05/07/2025

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:	24/11/2025 09:32



Date of sale



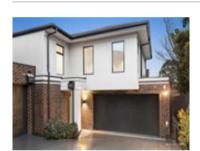
Eddie Fakhri 9846 2111 0402 425 715 eddie@billschlink.com.au

Indicative Selling Price \$1,389,000 Median House Price September quarter 2025: \$1,355,944





Comparable Properties



3/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Price: \$1,360,000

Method: Sold Before Auction

Date: 14/08/2025

Property Type: Townhouse (Res)



35a Wood St TEMPLESTOWE 3106 (REI)

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Agent Comments

Price: \$1,446,500

Method: Sold Before Auction

Date: 13/07/2025

Property Type: Townhouse (Res)



2/11 Gardenview Ct TEMPLESTOWE 3106 (REI)

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Price: \$1,501,000 **Method:** Auction Sale **Date:** 05/07/2025

Property Type: Townhouse (Res) **Land Size:** 285 sqm approx

Agent Comments

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



