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 | 52 Fyfe Drive, Templestowe Lower Vic 3107 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,100,000 | & | \$1,150,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,388,500 | Pro | perty 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--|-------------|--------------|
| 1 | 20 Blue Gum CI TEMPLESTOWE LOWER 3107 | \$1,201,000 | 10/07/2025 |
| 2 | 24 Dillwynia Av TEMPLESTOWE LOWER 3107 | \$1,150,000 | 07/07/2025 |
| 3 | 4 Balsam St TEMPLESTOWE LOWER 3107 | \$1,067,000 | 27/05/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 01/08/2025 12:10 |
|--|------------------|







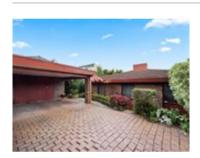


Property Type: House Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,150,000 **Median House Price** June quarter 2025: \$1,388,500

Comparable Properties



20 Blue Gum CI TEMPLESTOWE LOWER 3107 (REI)



Agent Comments

Price: \$1,201,000 Method: Private Sale Date: 10/07/2025

Property Type: House (Res) Land Size: 659 sqm approx



24 Dillwynia Av TEMPLESTOWE LOWER 3107 (REI)





Agent Comments

Price: \$1,150,000

Method: Sold After Auction

Date: 07/07/2025

Property Type: House (Res) Land Size: 651 sqm approx



4 Balsam St TEMPLESTOWE LOWER 3107 (REI/VG)

Price: \$1,067,000

Agent Comments

Method: Private Sale Date: 27/05/2025 Property Type: House Land Size: 667 sqm approx

Account - Barry Plant | P: 03 9842 8888





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