

# 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

52 Fyfe Drive, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

### 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	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 comparable properties 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



3   
 1   
 2

**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

3   
 1   
 2

**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

3   
 2   
 1

**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)**

Agent Comments

4   
 2   
 2

**Price:** \$1,067,000  
**Method:** Private Sale  
**Date:** 27/05/2025  
**Property Type:** House  
**Land Size:** 667 sqm approx

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