

# 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

9 Feathertop Avenue, 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)

Single price

\$1,389,000

### Median sale price

Median price

\$1,345,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2024

to

31/03/2025

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	39 Eric Av TEMPLESTOWE LOWER 3107	\$1,305,000	21/06/2025
2	146 Ayr St DONCASTER 3108	\$1,357,000	23/05/2025
3	61 Hodgson St TEMPLESTOWE LOWER 3107	\$1,420,000	03/05/2025

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:

26/06/2025 09:02

9 Feathertop Avenue, Templestowe Lower Vic 3107

Eddie Fakhri

9846 2111

0402 425 715

eddie@billschlink.com.au

**Indicative Selling Price**

\$1,389,000

**Median House Price**

Year ending March 2025: \$1,345,000



 3  1  0

**Rooms:** 6

**Property Type:** House

**Land Size:** 712.332 sqm approx

Agent Comments

## Comparable Properties



**39 Eric Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,305,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** House (Res)

**Land Size:** 673 sqm approx



**146 Ayr St DONCASTER 3108 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,357,000

**Method:** Sold Before Auction

**Date:** 23/05/2025

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



**61 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** House (Res)

**Land Size:** 746 sqm approx

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