

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

8/11 Milne Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$515,000 & \$566,500

Median sale price

Median price \$613,750 Property Type Unit Suburb Templestowe

Period - From 01/01/2025 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	7/2-6 Anderson St TEMPLESTOWE 3106	\$570,000	21/02/2025
2	8/53 John St TEMPLESTOWE LOWER 3107	\$545,000	10/01/2025
3	2/11 Milne St TEMPLESTOWE 3106	\$576,122	14/10/2024

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 2084 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$515,000 - \$566,500
Median Unit Price
March quarter 2025: \$613,750

Comparable Properties



7/2-6 Anderson St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)



Price: \$570,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment



8/53 John St TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)



Price: \$545,000
Method: Private Sale
Date: 10/01/2025
Property Type: Apartment



2/11 Milne St TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)



Price: \$576,122
Method: Private Sale
Date: 14/10/2024
Property Type: Unit