

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	14 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,333,300	05/07/2025
2	9 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,389,000	02/07/2025
3	146 Ayr St DONCASTER 3108	\$1,357,000	23/05/2025

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:

65 Caroline Drive, Templestowe Lower Vic 3107



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

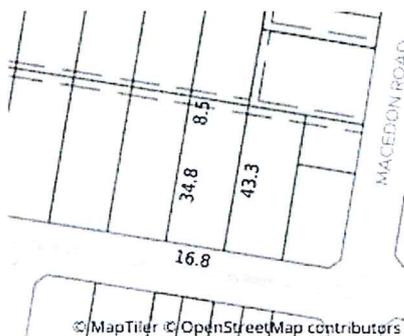
isaac@billschlink.com.au

Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

June quarter 2025: \$1,388,500



Property Type: House (Res)

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



14 Hill View Pde TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,333,300

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 655 sqm approx



9 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



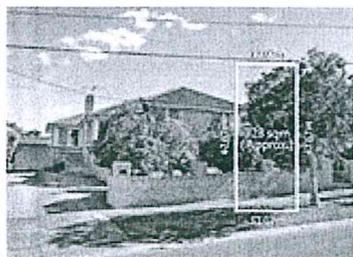
Price: \$1,389,000

Method: Private Sale

Date: 02/07/2025

Property Type: House (Res)

Land Size: 725 sqm approx



146 Ayr St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,357,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res)

Land Size: 728 sqm approx

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



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