

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: 57 Fyfe Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price: \$1,450,000
Property Type: House
Suburb: Templestowe Lower
Period - From: 01/01/2026 to 31/03/2026
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	43 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,255,500	09/05/2026
2	2 Totara Ct TEMPLESTOWE LOWER 3107	\$1,300,000	04/05/2026
3	1 Temple Ct TEMPLESTOWE LOWER 3107	\$1,357,000	18/03/2026

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: 12/05/2026 15:53



Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

March quarter 2026: \$1,450,000

Comparable Properties



43 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,255,500

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 650 sqm approx



2 Totara Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 04/05/2026

Property Type: House

Land Size: 667 sqm approx



1 Temple Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,357,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: House (Res)

Land Size: 650 sqm approx