

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

41 Fyfe Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,376,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/06/2026

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	13 Dion St DONCASTER 3108	\$1,650,111	25/06/2026
2	6 Eastern Av DONCASTER 3108	\$1,702,800	25/06/2026
3	23 Tullamore Av DONCASTER 3108	\$1,638,000	27/03/2026

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:

04/07/2026 08:40

41 Fyfe Drive, Templestowe Lower Vic 3107



first national | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$1,650,000

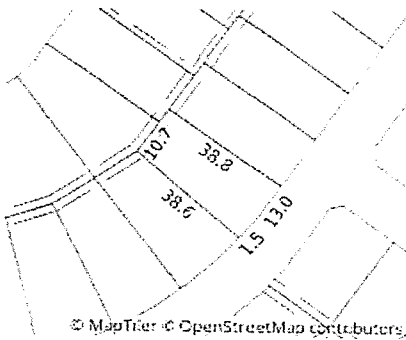
Median House Price

Year ending June 2026: \$1,376,000



Property Type:

Agent Comments



Comparable Properties



13 Dion St DONCASTER 3108 (REI)



Agent Comments

Price: \$1,650,111

Method: Sold Before Auction

Date: 25/06/2026

Property Type: House (Res)

Land Size: 728 sqm approx



6 Eastern Av DONCASTER 3108 (REI)



Agent Comments

Price: \$1,702,800

Method: Sold Before Auction

Date: 25/06/2026

Property Type: House (Res)

Land Size: 654 sqm approx



23 Tullamore Av DONCASTER 3108 (REI)



Agent Comments

Price: \$1,638,000

Method: Private Sale

Date: 27/03/2026

Property Type: House (Res)

Land Size: 694 sqm approx

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



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