## 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

199 Manningham Road, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	e between \$1,380,000		&		\$1,518,000			
Median sale price								
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,340,000	21/06/2025
2	146 Ayr St DONCASTER 3108	\$1,357,000	23/05/2025
3	1 Michael St TEMPLESTOWE LOWER 3107	\$1,378,000	13/04/2025

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 14:34









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,380,000 - \$1,518,000 Median House Price March quarter 2025: \$1,300,000

# **Comparable Properties**

16 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)   1 1 2   Price: \$1,340,000   Method: Auction Sale   Date: 21/06/2025   Property Type: House (Res)   Land Size: 726 sqm approx	Agent Comments
146 Ayr St DONCASTER 3108 (REI)   1 1 2   Price: \$1,357,000   Method: Sold Before Auction   Date: 23/05/2025   Property Type: House (Res)   Land Size: 728 sqm approx	Agent Comments
1 Michael St TEMPLESTOWE LOWER 3107 (REI) 3 1 2 Price: \$1,378,000 Method: Private Sale Date: 13/04/2025 Property Type: House (Res) Land Size: 786 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



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