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

21 Bryson Grove, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,200,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,388,500	Pro	operty Type	Hous	se		Suburb	Templestowe Lower	
Period - From	01/04/2025	to	30/06/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Milsom Av TEMPLESTOWE LOWER 3107	\$1,205,000	18/06/2025
2	5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,210,000	12/04/2025
3	17 Lowan Av TEMPLESTOWE LOWER 3107	\$1,245,000	05/04/2025

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:

15/07/2025 17:26



21 Bryson Grove, Templestowe Lower Vic 3107







Property Type: House Land Size: 708 sqm approx Agent Comments

Frank Perri 8841 4888 0414 680 483 frankperri@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,250,000 **Median House Price** June quarter 2025: \$1,388,500

Comparable Properties



1 Milsom Av TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,205,000 Method: Sold Before Auction Date: 18/06/2025 Property Type: House (Res) Land Size: 856 sqm approx

5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

1



Price: \$1,210,000 Date: 12/04/2025



Method: Auction Sale Property Type: House (Res) Land Size: 690 sqm approx

17 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

2 4 2

Agent Comments

Agent Comments

Price: \$1,245,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 765 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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