

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 between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,388,500

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2025

to

30/06/2025

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.

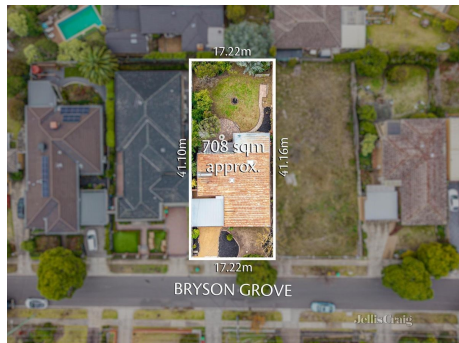
	Address of comparable property	Price	Date of sale
1	1 Milsom Av TEMPLESTOWE LOWER 3107	\$1,205,000	18/06/2025
2	5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,210,000	12/04/2025
3	17 Lowan Av TEMPLESTOWE LOWER 3107	\$1,245,000	05/04/2025

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



Property Type: House

Land Size: 708 sqm approx

Agent Comments

Comparable Properties



1 Milsom Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



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



Price: \$1,210,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 690 sqm approx



17 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,245,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 765 sqm approx