

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 7 Balmoral Avenue, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,395,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 01/06/2024 to 31/05/2025 Source Real Estate

Comparable property sales

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
15 BILBY STREET, TEMPLESTOWE LOWER VIC 3107	\$1,600,000	23/11/2024
3 SOPHORA COURT, TEMPLESTOWE LOWER VIC 3107	\$1,576,000	01/03/2025
31 HERLIHYS ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,615,000	15/03/2025

This Statement of Information was prepared on: 02/06/2025