## 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

5a Balmoral Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,050,000		&		\$1,150,000					
Median sale p	rice									
Median price	\$1,388,500	Pro	Property 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.

Ade	dress of comparable property	Price	Date of sale
1	1/4 Tobruk St BULLEEN 3105	\$1,070,000	02/07/2025
2	36a Mayfair Av TEMPLESTOWE LOWER 3107	\$770,000	16/04/2025
3	2/31 Glenair St TEMPLESTOWE LOWER 3107	\$915,000	06/02/2025

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:

07/07/2025 16:26









**Property Type:** House **Land Size:** 440 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price June quarter 2025: \$1,388,500

# **Comparable Properties**



1/4 Tobruk St BULLEEN 3105 (REI)

Price: \$1,070,000 Method: Sold Before Auction Date: 02/07/2025 Property Type: Unit Land Size: 331 sqm approx

36a Mayfair Av TEMPLESTOWE LOWER 3107 (REI)

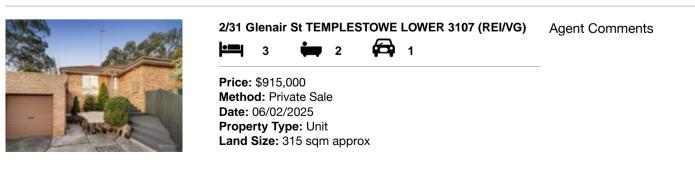
Agent Comments

Agent Comments





Price: \$770,000 Method: Private Sale Date: 16/04/2025 Property Type: Unit



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



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