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	26 Eric Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 to 31/12/2024 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	78 Yarra Valley Blvd BULLEEN 3105	$1,900,000	24/12/2024
2	5 Penderel Way BULLEEN 3105	$1,830,000	30/11/2024
3	19 Flinders St BULLEEN 3105	$1,828,000	27/08/2024

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: 14/02/2025 16:12

26 Eric Avenue, Templestowe Lower Vic 3107

Brenton Linmeiers
9840 1111
0412 791 546
brenton.linmeiers@marshallwhite.com.au



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 782 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending December 2024: $1,360,000

Comparable Properties



78 Yarra Valley Blvd BULLEEN 3105 (REI)

4 2 2

Price: $1,900,000
Method: Private Sale
Date: 24/12/2024
Property Type: House
Land Size: 612 sqm approx

Agent Comments



5 Penderel Way BULLEEN 3105 (REI)

4 3 2

Price: $1,830,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



19 Flinders St BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,828,000
Method: Private Sale
Date: 27/08/2024
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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