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	1 Milsom Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,300,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2025 to 31/03/2025 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	5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	$1,210,000	12/04/2025
2	6 Herlihys Rd TEMPLESTOWE LOWER 3107	$1,115,000	06/03/2025
3	51 Macedon Rd TEMPLESTOWE LOWER 3107	$1,035,000	07/12/2024

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: 20/05/2025 12:07

1 Milsom Avenue, Templestowe Lower Vic 3107

BARRYPLANT

Mark Di Giulio
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3 2 1

Property Type: House
Land Size: 856 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
March quarter 2025: $1,300,000

Comparable Properties



5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,210,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments



6 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,115,000
Method: Private Sale
Date: 06/03/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



51 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

4 1 1

Price: $1,035,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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