

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

Indicative selling price

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

Single price

Median sale price

Median price Property Type Suburb
Period - From to Source

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	20 Milsom Av TEMPLESTOWE LOWER 3107	\$1,330,000	06/01/2026
2	25 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,343,000	26/12/2025
3	3 Riordan PI TEMPLESTOWE LOWER 3107	\$1,310,000	15/11/2025

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:

57 Fyfe Drive, Templestowe Lower Vic 3107

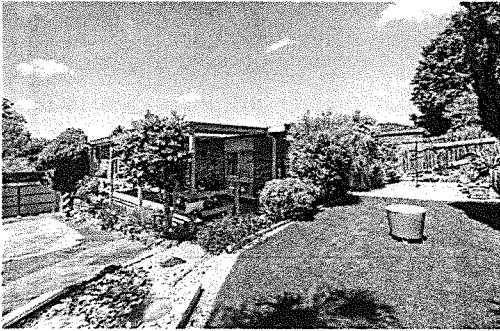


Isaac Fakhri
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Indicative Selling Price
\$1,330,000

Median House Price
December quarter 2025: \$1,390,000



3 2 2

Property Type: House
Land Size: 675 sqm approx
Agent Comments

Comparable Properties



20 Milsom Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,330,000
Method: Private Sale
Date: 06/01/2026
Property Type: House
Land Size: 901 sqm approx

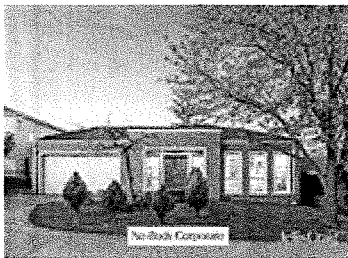


25 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,343,000
Method: Private Sale
Date: 26/12/2025
Property Type: House
Land Size: 654 sqm approx



3 Riordan PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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