

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
23 Feathertop Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between &

Median sale price

Median price <input type="text" value="\$1,390,000"/>	Property Type <input type="text" value="House"/>	Suburb <input type="text" value="Templestowe Lower"/>
Period - From <input type="text" value="01/10/2025"/>	to <input type="text" value="31/12/2025"/>	Source <input type="text" value="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	9 Hodgson St TEMPLESTOWE LOWER 3107	\$3,478,000	25/12/2025
2	43 Lincoln Dr BULLEEN 3105	\$2,565,000	15/10/2025
3	6 Kitson Cr TEMPLESTOWE LOWER 3107	\$3,085,000	28/08/2025

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:

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Indicative Selling Price

\$2,800,000 - \$3,080,000

Median House Price

December quarter 2025: \$1,390,000



Property Type: House

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)



Price: \$3,478,000

Method: Private Sale

Date: 25/12/2025

Property Type: House

Land Size: 727 sqm approx

Agent Comments



43 Lincoln Dr BULLEEN 3105 (REI)



Price: \$2,565,000

Method: Private Sale

Date: 15/10/2025

Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments



6 Kitson Cr TEMPLESTOWE LOWER 3107 (REI)



Price: \$3,085,000

Method: Private Sale

Date: 28/08/2025

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888