

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

21 Airds Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,190,000 & \$1,260,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 to 31/03/2026 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	9 Rose Av BULLEEN 3105	\$1,300,000	21/03/2026
2	13 Walter St BULLEEN 3105	\$1,265,000	28/03/2026
3	39 Victoria St BULLEEN 3105	\$1,180,000	28/01/2026

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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Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price
\$1,190,000 - \$1,260,000
Median House Price
March quarter 2026: \$1,450,000



 4  2  4

Property Type: House
Land Size: 724 sqm approx
Agent Comments

Comparable Properties

9 Rose Av BULLEEN 3105 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,300,000
Method:
Date: 21/03/2026
Property Type: House



13 Walter St BULLEEN 3105 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,265,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 820 sqm approx



39 Victoria St BULLEEN 3105 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,180,000
Method: Private Sale
Date: 28/01/2026
Property Type: House (Res)
Land Size: 555 sqm approx

Account - Barry Plant | P: 03 9842 8888