

# 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

25 Chatsworth Quadrant, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,398,000

### Median sale price

Median price \$1,355,944

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2025

to 30/09/2025

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	6 Mincha Av TEMPLESTOWE LOWER 3107	\$1,085,000	29/11/2025
2	40 Flinders St BULLEEN 3105	\$1,325,000	24/11/2025
3	4 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,381,000	22/11/2025

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:

03/12/2025 23:36

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**Indicative Selling Price**

\$1,398,000

**Median House Price**

September quarter 2025: \$1,355,944



 4    3    2

**Property Type:** House

**Land Size:** 654 sqm approx

**Agent Comments**

## Comparable Properties



**6 Mincha Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4    1    4

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**40 Flinders St BULLEEN 3105 (REI)**

**Agent Comments**

 4    2    1

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House

**Land Size:** 584 sqm approx



**4 Hill View Pde TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,381,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

**Account - Barry Plant** | P: 03 9842 8888