

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

111 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2025

to

31/12/2025

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 | 20 Milsom Av TEMPLESTOWE LOWER 3107 | \$1,330,000 | 06/01/2026 |
| 2 | 25 Foote St TEMPLESTOWE LOWER 3107 | \$1,250,000 | 23/09/2025 |
| 3 | 31 Wood St TEMPLESTOWE 3106 | \$1,400,000 | 06/09/2025 |

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:

30/01/2026 12:24



 4  2  2

Property Type: House
Land Size: 751 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,300,000
Median House Price
 December quarter 2025: \$1,390,000

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 Foote St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

 3  -  -

Price: \$1,250,000
Method: Sale
Date: 23/09/2025
Property Type: House (Res)
Land Size: 789 sqm approx



31 Wood St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000
Method: Sold Before Auction
Date: 06/09/2025
Property Type: House (Res)
Land Size: 826 sqm approx

Account - Barry Plant | P: 03 9842 8888