

## 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 111 Foote Street, Templestowe Lower Vic 3107  
Including suburb and postcode

#### 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

**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](#)**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](#)**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](#)**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