

# 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 2/26 Mayfair Avenue, 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)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,130,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 07/05/2023 to 06/05/2024 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	6/321 High St TEMPLESTOWE LOWER 3107	\$1,095,000	25/11/2023
2	13 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,050,000	21/04/2024
3	4/26 Parker St TEMPLESTOWE LOWER 3107	\$1,030,000	25/02/2024

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: 07/05/2024 15:41



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**Property Type:** Townhouse  
**Land Size:** 216 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Townhouse Price**  
07/05/2023 - 06/05/2024: \$1,130,000

## Comparable Properties



**6/321 High St TEMPLESTOWE LOWER 3107**   [Agent Comments](#)  
(REI/VG)

 3    2    2

**Price:** \$1,095,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 292 sqm approx



**13 Killarney Rd TEMPLESTOWE LOWER 3107**   [Agent Comments](#)  
(REI)

 3    2    2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 21/04/2024  
**Property Type:** House (Res)  
**Land Size:** 399 sqm approx



**4/26 Parker St TEMPLESTOWE LOWER 3107**   [Agent Comments](#)  
(REI/VG)

 3    2    2

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 25/02/2024  
**Property Type:** Townhouse (Single)

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