# 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

23 Verene Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,150,000		&		\$1,250,000					
Median sale price										
Median price	\$1,345,000	Pro	Property Type		House		Suburb	Templestowe Lower		
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,210,000	12/04/2025
2	6 Milsom Av TEMPLESTOWE LOWER 3107	\$1,185,000	09/03/2025
3	6 Mincha Av TEMPLESTOWE LOWER 3107	\$1,150,000	05/02/2025

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:

06/06/2025 13:52









Property Type: House Land Size: 781 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending March 2025: \$1,345,000

# **Comparable Properties**

5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 Price: \$1,210,000 Method: Auction Sale Date: 12/04/2025 Property Type: House (Res) Land Size: 690 sqm approx	Agent Comments
6 Milsom Av TEMPLESTOWE LOWER 3107 (REI/VG) 5 4 2 Price: \$1,185,000 Method: Sold After Auction Date: 09/03/2025 Property Type: House (Res) Land Size: 585 sqm approx	Agent Comments
6 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG) 4 1 6 4 Price: \$1,150,000 Method: Sold Before Auction Date: 05/02/2025 Property Type: House (Res) Land Size: 726 sqm approx	Agent Comments



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