

## 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

54 BRYSON GROVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,327,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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 MILSOM AVENUE TEMPLESTOWE LOWER VIC 3107   | \$1,205,000 | 17-Jun-25 |
| 6 VERENE AVENUE TEMPLESTOWE LOWER VIC 3107   | \$1,210,000 | 27-Sep-25 |
| 2 LYNNWOOD PARADE TEMPLESTOWE LOWER VIC 3107 | \$1,190,000 | 29-Jul-25 |

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 6 months.~~

This Statement of Information was prepared on: 25 October 2025



**1 MILSOM AVENUE TEMPLESTOWE LOWER VIC 3107** Sold Price **\$1,205,000** Sold Date **17-Jun-25**

 4  2  1

Distance **0.09km**



**6 VERENE AVENUE TEMPLESTOWE LOWER VIC 3107** Sold Price <sup>RS</sup> **\$1,210,000** Sold Date **27-Sep-25**

 3  1  2

Distance **0.51km**



**2 LYNNWOOD PARADE TEMPLESTOWE LOWER VIC 3107** Sold Price **\$1,190,000** Sold Date **29-Jul-25**

 4  2  1

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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