

# 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 5 Mason Court, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,378,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2025 to 31/03/2026 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	41 Crawford Rd TEMPLESTOWE LOWER 3107	\$1,425,000	09/05/2026
2	2 Winston Dr DONCASTER 3108	\$1,258,000	02/05/2026
3	14-16 Riverwood La TEMPLESTOWE LOWER 3107	\$1,238,000	13/02/2026

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:

22/05/2026 12:42



3 2 2

**Property Type:** House (Res)

**Land Size:** 677 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending March 2026: \$1,378,000

## Comparable Properties



41 Crawford Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

**Price:** \$1,425,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House (Res)

**Land Size:** 764 sqm approx



2 Winston Dr DONCASTER 3108 (REI)

Agent Comments

3 2 1

**Price:** \$1,258,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 664 sqm approx



14-16 Riverwood La TEMPLESTOWE LOWER 3107 (REI) Agent Comments

3 1 2

**Price:** \$1,238,000

**Method:** Private Sale

**Date:** 13/02/2026

**Property Type:** House (Res)

**Land Size:** 686 sqm approx

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