

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

1/32 Eric Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,450,000

Median sale price

Median price

\$1,145,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

13/07/2025

to

12/07/2026

Source

Property Data

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	1/102 Rose Av TEMPLESTOWE LOWER 3107	\$1,290,000	19/06/2026
2	19a Morang Av TEMPLESTOWE LOWER 3107	\$1,440,000	08/05/2026
3	1/29 Warringal St BULLEEN 3105	\$1,375,000	14/02/2026

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:

13/07/2026 12:54



 4  3  2

Property Type: Townhouse (Res)

Land Size: 338 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000

Median Townhouse Price

13/07/2025 - 12/07/2026: \$1,145,000

Comparable Properties



1/102 Rose Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  4  2

Price: \$1,290,000

Method: Private Sale

Date: 19/06/2026

Property Type: Townhouse (Res)

Land Size: 361 sqm approx



19a Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,440,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: House

Land Size: 300 sqm approx



1/29 Warringal St BULLEEN 3105 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,375,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 293 sqm approx

Account - Barry Plant | P: 03 9842 8888