

# 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

12 Feathertop 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 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	8 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,348,000	21/03/2026
2	3 Somerville St DONCASTER 3108	\$1,400,000	17/03/2026
3	66 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,455,000	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.~~

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**Property Type:** House  
**Land Size:** 821 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
March quarter 2026: \$1,450,000

## Comparable Properties



**8 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,348,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** House (Res)  
**Land Size:** 823 sqm approx



**3 Somerville St DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House  
**Land Size:** 759 sqm approx



**66 Macedon Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**



**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 776 sqm approx