

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 8 Eumeralla Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$2,100,000 & \$2,290,000

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	6-8 St Georges Av TEMPLESTOWE 3106	\$2,260,000	14/02/2026
2	4 Pine Valley Way TEMPLESTOWE 3106	\$2,425,000	29/11/2025
3	5 Caprice Ct TEMPLESTOWE 3106	\$2,850,000	17/11/2025

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: 19/04/2026 06:30

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price

\$2,100,000 - \$2,290,000

Median House Price

March quarter 2026: \$1,450,000



 5  2  3

Property Type: House
Land Size: 4946 sqm approx
Agent Comments

Comparable Properties



6-8 St Georges Av TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,260,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 3848 sqm approx



4 Pine Valley Way TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 5  4  3

Price: \$2,425,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 4213 sqm approx



5 Caprice Ct TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 5  3  2

Price: \$2,850,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 4471 sqm approx

Account - Barry Plant | P: 03 9842 8888