

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

31a Alfred Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2026

to

30/06/2026

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	2/9 Eric Av TEMPLESTOWE LOWER 3107	\$2,030,000	23/05/2026
2	4a Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,605,000	06/07/2026
3	23 Lowan Av TEMPLESTOWE LOWER 3107	\$1,600,000	06/07/2026

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:

09/09/2026 17:08



 4  3  2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
June quarter 2026: \$1,335,000

Comparable Properties

2/9 Eric Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$2,030,000
Method:
Date: 23/05/2026
Property Type: Townhouse (Single)



4a Pentlowe Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,605,000
Method: Sold Before Auction
Date: 06/07/2026
Property Type: House (Res)
Land Size: 337 sqm approx



23 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,600,000
Method: Private Sale
Date: 06/07/2026
Property Type: Townhouse (Res)
Land Size: 355 sqm approx

Account - Barry Plant | P: 03 9842 8888