

# 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
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,300,000
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 & 

\$1,400,000
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### Median sale price

Median price 

\$1,137,000
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 Property Type 

Townhouse
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 Suburb 

Templestowe Lower
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Period - From 

12/06/2025
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 to 

11/06/2026
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 Source 

Property Data
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### 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	19a Morang Av TEMPLESTOWE LOWER 3107	\$1,440,000	08/05/2026
2	1/29 Warringal St BULLEEN 3105	\$1,375,000	14/02/2026
3	1/357 High St TEMPLESTOWE LOWER 3107	\$1,022,000	05/12/2025

**OR**

The estate agent or agent's representative reasonably believes that fewer than three comparable

**B\*** properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 

12/06/2026 10:35
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 4  3  2

**Property Type:** Townhouse (Res)

**Land Size:** 338 sqm approx

**Agent Comments**

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.

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Townhouse Price**

12/06/2025 - 11/06/2026: \$1,137,000

## Comparable Properties



**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



**1/357 High St TEMPLESTOWE LOWER 3107 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,022,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 247 sqm approx

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