

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

| |
|--|
| 28 Eric Avenue, Templestowe Lower Vic 3107 |
|--|

Indicative selling price

For the meaning of this price see 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 | 33 Latrobe St BULLEEN 3105 | \$1,380,000 | 23/05/2026 |
| 2 | 6 Latrobe St BULLEEN 3105 | \$1,475,000 | 02/05/2026 |
| 3 | 3 Claremont La BULLEEN 3105 | \$1,388,000 | 18/04/2026 |

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:

| |
|------------------|
| 24/06/2026 14:18 |
|------------------|

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

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2026: \$1,450,000



Property Type: House

Land Size: 764 sqm approx

Agent Comments

Comparable Properties



33 Latrobe St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 557 sqm approx



6 Latrobe St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,475,000

Method: Private Sale

Date: 02/05/2026

Property Type: House

Land Size: 591 sqm approx



3 Claremont La BULLEEN 3105 (REI)

Agent Comments



Price: \$1,388,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 657 sqm approx

Account - Barry Plant | P: 03 9842 8888