

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

23A Linton Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,820,000

&

\$1,990,000

Median sale price

Median price

\$1,355,944

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/09/2025

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	12 Morang Av TEMPLESTOWE LOWER 3107	\$1,725,000	20/09/2025
2	5a Philip Av DONCASTER 3108	\$1,950,000	08/07/2025
3	4 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,600,000	07/07/2025

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:

07/10/2025 09:15



 4  3  2

Property Type: House
Land Size: 327 sqm approx
Agent Comments

Indicative Selling Price
\$1,820,000 - \$1,990,000
Median House Price
September quarter 2025: \$1,355,944

Comparable Properties



12 Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,725,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 369 sqm approx



5a Philip Av DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,950,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)



4 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,600,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 335 sqm approx

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