

# 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 23 Lowan Avenue, Templestowe Lower Vic 3107

### Indicative selling price

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

Single price \$1,650,000

### Median sale price

Median price \$1,137,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 10/06/2025 to 09/06/2026 Source Property Data

### 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	1B Rose Av BULLEEN 3105	\$1,550,000	18/04/2026
2	36a Marcus Rd TEMPLESTOWE LOWER 3107	\$1,888,888	28/02/2026
3	14 Heather Gr TEMPLESTOWE LOWER 3107	\$1,600,000	28/02/2026

**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: 10/06/2026 14:27



 4    3    2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,650,000

**Median Townhouse Price**

10/06/2025 - 09/06/2026: \$1,137,000

## Comparable Properties



**1B Rose Av BULLEEN 3105 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** Townhouse (Res)

**Land Size:** 310 sqm approx



**36a Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,888,888

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 373 sqm approx



**14 Heather Gr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4    4    2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 359 sqm approx

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