

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

1a Mayfair Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2025

to

31/12/2025

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	55 Unwin St TEMPLESTOWE 3106	\$1,260,000	30/10/2025
2	1/101 James St TEMPLESTOWE 3106	\$1,150,000	18/12/2025
3	109 James St TEMPLESTOWE 3106	\$1,340,000	01/09/2025

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:

24/02/2026 10:24



 4  2  2

Property Type: House
Land Size: 296 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2025: \$1,390,000

Comparable Properties



55 Unwin St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000
Method:
Date: 30/10/2025
Property Type: House



1/101 James St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,150,000
Method: Private Sale
Date: 18/12/2025
Property Type: Townhouse (Res)
Land Size: 325 sqm approx



109 James St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,340,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 352 sqm approx

Account - Barry Plant | P: 03 9842 8888