

# 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

4a Mayfair 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)

Range between \$2,150,000 & \$2,250,000

### 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	1 Goulburn PI DONCASTER 3108	\$1,900,000	03/03/2026
2	5 Glenfern Av DONCASTER 3108	\$2,750,000	08/05/2026
3	28 Penfolds Rise DONCASTER 3108	\$2,550,000	28/11/2025

**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: 09/06/2026 14:25



 5   
  3   
  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,150,000 - \$2,250,000

**Median House Price**

March quarter 2026: \$1,450,000

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.

## Comparable Properties

**1 Goulburn PI DONCASTER 3108 (REI)**

Agent Comments

 4   
  3   
  2

**Price:** \$1,900,000

**Method:**

**Date:** 03/03/2026

**Property Type:** House



**5 Glenfern Av DONCASTER 3108 (REI)**

Agent Comments

 5   
  3   
  2

**Price:** \$2,750,000

**Method:** Private Sale

**Date:** 08/05/2026

**Property Type:** Townhouse (Single)

**Land Size:** 410 sqm approx



**28 Penfolds Rise DONCASTER 3108 (REI/VG)**

Agent Comments

 5   
  5   
  2

**Price:** \$2,550,000

**Method:** Sold Before Auction

**Date:** 28/11/2025

**Property Type:** House (Res)

**Land Size:** 522 sqm approx

Account - Barry Plant | P: 03 9842 8888



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