

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 4 Mayfair Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$2,600,000 & \$2,750,000

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	5 Glenfern Av DONCASTER 3108	\$2,750,000	08/05/2026
2	3 Link St DONCASTER 3108	\$2,470,000	18/12/2025
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: 19/05/2026 10:25



 5  4  3

Property Type: House

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

March quarter 2026: \$1,450,000

Comparable Properties



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



3 Link St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,470,000

Method: Auction Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 668 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