

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

\$2,450,000

&

\$2,600,000

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:

29/06/2026 12:05



 5  4  3

Property Type: House
Land Size: 371 sqm approx
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,600,000
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



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