

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

12 Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,175,000

Property Type Townhouse

Suburb Templestowe Lower

Period - From 09/07/2024

to

08/07/2025

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	22a Philip Av DONCASTER 3108	\$1,808,000	26/06/2025
2	16 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,460,000	26/04/2025
3	15 Harold St BULLEEN 3105	\$1,700,000	01/03/2025

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:

09/07/2025 12:00



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,780,000
Median Townhouse Price
09/07/2024 - 08/07/2025: \$1,175,000

Comparable Properties



22a Philip Av DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,808,000
Method: Private Sale
Date: 26/06/2025
Property Type: Townhouse (Single)
Land Size: 435 sqm approx



16 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,460,000
Method: Private Sale
Date: 26/04/2025
Property Type: House
Land Size: 325 sqm approx



15 Harold St BULLEEN 3105 (REI)

Agent Comments

4 4 2

Price: \$1,700,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888