

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

19A Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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	1B Rose Av BULLEEN 3105	\$1,550,000	18/04/2026
2	14 Heather Gr TEMPLESTOWE LOWER 3107	\$1,600,000	28/02/2026
3	2a Gordons Rd TEMPLESTOWE LOWER 3107	\$1,470,000	08/08/2025

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable

B* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/04/2026 13:51



 4  3  2

Property Type: House (Res)

Agent Comments

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.

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2026: \$1,450,000

Comparable Properties



1B Rose Av BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)

Land Size: 310 sqm approx



14 Heather Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  4  2

Price: \$1,600,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 359 sqm approx



2a Gordons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,470,000

Method: Private Sale

Date: 08/08/2025

Property Type: House (Res)

Land Size: 341 sqm approx

Account - Barry Plant | P: 03 9842 8888