

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 Pentlowe Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

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 | 23a Linton Av TEMPLESTOWE LOWER 3107 | \$1,680,000 | 08/03/2026 |
| 2 | 14 Heather Gr TEMPLESTOWE LOWER 3107 | \$1,600,000 | 28/02/2026 |
| 3 | 8a Corroboree PI TEMPLESTOWE LOWER 3107 | \$1,530,000 | 10/02/2026 |

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: 23/06/2026 10:32



 4  3  2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

March quarter 2026: \$1,450,000

Comparable Properties



23a Linton Av TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,680,000

Method: Private Sale

Date: 08/03/2026

Property Type: House

Land Size: 327 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



8a Corroboree PI TEMPLESTOWE LOWER 3107 (REI/VG) [Agent Comments](#)

 4  3  2

Price: \$1,530,000

Method: Private Sale

Date: 10/02/2026

Property Type: House

Land Size: 363 sqm approx

Account - Barry Plant | P: 03 9842 8888



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