

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 15 Pentlowe Avenue, Templestowe Lower Vic 3107
Including suburb and postcode

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price	\$1,157,500	Property Type	Vacant land	Suburb	Templestowe Lower
Period - From	26/11/2024	to	25/11/2025	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	30 Dumossa Av BULLEEN 3105	\$600,000	16/09/2025
2	56a Caroline Dr TEMPLESTOWE LOWER 3107	\$740,000	01/07/2025
3			

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:

26/11/2025 11:38

Mark Di Giulio
9842 8888
0407 863 179

mdigilgio@barryplant.com.au

Indicative Selling Price

\$850,000 - \$935,000

Median Land Price

26/11/2024 - 25/11/2025: \$1,157,500



Property Type: Land

Land Size: 386 sqm approx

Agent Comments

Comparable Properties

30 Dumossa Av BULLEEN 3105 (VG)



Agent Comments

Price: \$600,000

Method: Sale

Date: 16/09/2025

Property Type: Land

Land Size: 450 sqm approx

56a Caroline Dr TEMPLESTOWE LOWER 3107 (REI/VG)



Agent Comments

Price: \$740,000

Method: Expression of Interest

Date: 01/07/2025

Property Type: Land (Res)

Land Size: 365 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888