

# 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

15 Pentlowe Avenue, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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
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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.~~

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**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**



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