

# 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

14-16 Riverwood Lane, Templestowe Lower Vic 3107

### Indicative selling price

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

Single price \$1,280,000

### Median sale price

Median price \$1,355,944

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2025

to 30/09/2025

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 | 6 Verene Av TEMPLESTOWE LOWER 3107   | \$1,210,000 | 27/09/2025   |
| 2 | 39 James St TEMPLESTOWE 3106         | \$1,055,000 | 20/09/2025   |
| 3 | 85 Hodgson St TEMPLESTOWE LOWER 3107 | \$1,245,000 | 26/07/2025   |

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:

23/12/2025 10:52



 3  1  2

**Property Type:** House (Res)

**Land Size:** 686 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,280,000

**Median House Price**

September quarter 2025: \$1,355,944

## Comparable Properties



**6 Verene Av TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 27/09/2025

**Property Type:** House (Res)

**Land Size:** 669 sqm approx



**39 James St TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**85 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,245,000

**Method:** Auction Sale

**Date:** 26/07/2025

**Property Type:** House (Res)

**Land Size:** 698 sqm approx

**Account - Barry Plant** | P: 03 9842 8888