

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

86 Rose Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2026

to

30/06/2026

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	4 Mcgahy St TEMPLESTOWE LOWER 3107	\$1,560,000	29/06/2026
2	28 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,230,000	16/06/2026
3	1 Esther St TEMPLESTOWE LOWER 3107	\$1,240,000	12/05/2026

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:

29/09/2026 09:47



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000

Median House Price

June quarter 2026: \$1,335,000

Comparable Properties



4 Mcgahy St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$1,560,000

Method: Private Sale

Date: 29/06/2026

Property Type: House (Res)

Land Size: 837 sqm approx



28 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 4

Price: \$1,230,000

Method: Private Sale

Date: 16/06/2026

Property Type: House

Land Size: 780 sqm approx



1 Esther St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 3

Price: \$1,240,000

Method: Private Sale

Date: 12/05/2026

Property Type: House (Res)

Land Size: 721 sqm approx

Account - Barry Plant | P: 03 9842 8888