

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

14b Balmoral Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,450,000

 &

\$1,550,000

Median sale price

Median price

\$1,390,000

 Property Type

House

 Suburb

Templestowe Lower

Period - From

01/10/2025

 to

31/12/2025

 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	8a Corroboree PI TEMPLESTOWE LOWER 3107	\$1,530,000	10/02/2026
2	2/18 Verene Av TEMPLESTOWE LOWER 3107	\$1,450,000	03/11/2025
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:

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2025: \$1,390,000



4 3 2

Property Type: House

Agent Comments

Comparable Properties



8a Corroboree PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,530,000

Method: Private Sale

Date: 10/02/2026

Property Type: House



2/18 Verene Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,450,000

Method: Private Sale

Date: 03/11/2025

Property Type: Townhouse (Single)

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 - Jellis Craig | P: 03 8841 4888



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