

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

1a Alfred Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,530,000

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	14 Heather Gr TEMPLESTOWE LOWER 3107	\$1,600,000	28/02/2026
2	8a Corroboree PI TEMPLESTOWE LOWER 3107	\$1,530,000	10/02/2026
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:

03/03/2026 11:30



Property Type:
Agent Comments

Indicative Selling Price
\$1,530,000
Median House Price
December quarter 2025: \$1,390,000

Comparable Properties



14 Heather Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 359 sqm approx



8a Corroboree PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,530,000
Method: Private Sale
Date: 10/02/2026
Property Type: House

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.