

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 WATTLE COURT TEMPLESTOWE LOWER VIC 3107

Indicative selling price

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

Single price

or range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,336,650

Property Type

House

Suburb

TEMPLESTOWE LOWER

Period - From

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales

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

42 LOWAN AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,368,000	20-Oct-25
58 MINCHA AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,400,000	05-Mar-25
17 LOWAN AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,345,000	05-Apr-25

This Statement of Information was prepared on: 10/12/2025