

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 8 Lowan Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	64 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,650,000	11/12/2025
2	15 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,741,000	18/10/2025
3	69 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,731,000	11/10/2025

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.~~

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$1,390,000



 6  3  2

Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



64 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,650,000

Method: Private Sale

Date: 11/12/2025

Property Type: House (Res)



15 Waratah Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,741,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 650 sqm approx



69 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,731,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House

Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 8841 4888