

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 40 Mincha Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,369,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2025 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	7 Dove Ct TEMPLESTOWE LOWER 3107	\$3,350,000	18/10/2025
2	43 Lincoln Dr BULLEEN 3105	\$2,565,000	15/10/2025
3	6 Kitson Cr TEMPLESTOWE LOWER 3107	\$3,085,000	28/08/2025

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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Property Type: House (Res)

Land Size: 931 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending December 2025: \$1,369,000

Comparable Properties



7 Dove Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$3,350,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House

Land Size: 953 sqm approx



43 Lincoln Dr BULLEEN 3105 (REI/VG)

Agent Comments

5 4 3

Price: \$2,565,000

Method: Private Sale

Date: 15/10/2025

Property Type: House (Res)

Land Size: 603 sqm approx



6 Kitson Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

5 4 2

Price: \$3,085,000

Method: Private Sale

Date: 28/08/2025

Property Type: House (Res)

Land Size: 651 sqm approx

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