

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 1/35 Alfred Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	1/101 James St TEMPLESTOWE 3106	\$1,150,000	18/12/2025
2	1b Anthony Av DONCASTER 3108	\$1,080,000	26/11/2025
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: 23/02/2026 10:12



 3  2  2

Property Type: House
Land Size: 294 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

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

Comparable Properties



1/101 James St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,150,000
Method: Private Sale
Date: 18/12/2025
Property Type: Townhouse (Res)
Land Size: 325 sqm approx



1b Anthony Av DONCASTER 3108 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,080,000
Method: Private Sale
Date: 26/11/2025
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.