

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

21 Eric Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,345,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2024

to

31/03/2025

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	26 Eric Av TEMPLESTOWE LOWER 3107	\$1,875,000	15/03/2025
2	13 Eagle Rise TEMPLESTOWE LOWER 3107	\$1,956,000	27/02/2025
3	5 Penderel Way BULLEEN 3105	\$1,830,000	30/11/2024

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:

07/04/2025 14:48



5 3 2

Property Type: House
Land Size: 662 sqm approx
Agent Comments

Comparable Properties



26 Eric Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,875,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 782 sqm approx



13 Eagle Rise TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 3 2

Price: \$1,956,000
Method: Private Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 683 sqm approx



5 Penderel Way BULLEEN 3105 (REI/VG)

Agent Comments

4 3 2

Price: \$1,830,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 700 sqm approx