

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

14-16 Riverwood Lane, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$1,355,944

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2025

to 30/09/2025

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	6 Verene Av TEMPLESTOWE LOWER 3107	\$1,210,000	27/09/2025
2	39 James St TEMPLESTOWE 3106	\$1,055,000	20/09/2025
3	85 Hodgson St TEMPLESTOWE LOWER 3107	\$1,245,000	26/07/2025

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.~~

This Statement of Information was prepared on:

23/12/2025 10:52



 3  1  2

Property Type: House (Res)

Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000

Median House Price

September quarter 2025: \$1,355,944

Comparable Properties



6 Verene Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,210,000

Method: Auction Sale

Date: 27/09/2025

Property Type: House (Res)

Land Size: 669 sqm approx



39 James St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  1  2

Price: \$1,055,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 654 sqm approx



85 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,245,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 698 sqm approx

Account - Barry Plant | P: 03 9842 8888