

# 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

14b Balmoral Avenue, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,750,000

### 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	69 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,731,000	11/10/2025
2	12 Morang Av TEMPLESTOWE LOWER 3107	\$1,725,000	20/09/2025
3	19 William St BULLEEN 3105	\$1,661,000	20/09/2025

**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:

10/11/2025 16:40



4   
 3   
 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

September quarter 2025: \$1,355,944

## Comparable Properties



**69 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,731,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House

**Land Size:** 654 sqm approx



**12 Morang Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

4   
 3   
 2

**Price:** \$1,725,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 369 sqm approx



**19 William St BULLEEN 3105 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$1,661,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 279 sqm approx

**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799