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	19a Morang Avenue, Templestowe Lower Vic 3107
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,590,000	&	\$1,690,000
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Median sale price

Median price	\$1,388,500	Pro	perty Type H	ouse]	Suburb	Templestowe Lower
Period - From	01/04/2025	to	30/06/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	12 Morang Av TEMPLESTOWE LOWER 3107	\$1,725,000	20/09/2025
2	2a Gordons Rd TEMPLESTOWE LOWER 3107	\$1,470,000	08/08/2025
3	22 Wellington St TEMPLESTOWE LOWER 3107	\$1,586,000	02/08/2025

OR

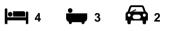
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/09/2025 14:54



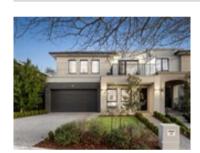






Property Type: House Agent Comments Indicative Selling Price \$1,590,000 - \$1,690,000 Median House Price June quarter 2025: \$1,388,500

Comparable Properties



12 Morang Av TEMPLESTOWE LOWER 3107 (REI)

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3

3 2

Agent Comments

Price: \$1,725,000 **Method:** Auction Sale **Date:** 20/09/2025

Property Type: Townhouse (Res) **Land Size:** 369 sqm approx



2a Gordons Rd TEMPLESTOWE LOWER 3107 (REI)

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4

a

Agent Comments

Agent Comments

Price: \$1,470,000 **Method:** Private Sale **Date:** 08/08/2025

Property Type: House (Res) **Land Size:** 341 sqm approx



22 Wellington St TEMPLESTOWE LOWER 3107 (REI)

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1

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3 2

Price: \$1,586,000 Method: Auction Sale Date: 02/08/2025

Property Type: House (Res) **Land Size:** 333 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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