

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

19a Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,590,000

&

\$1,690,000

Median sale price

Median price

\$1,388,500

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2025

to

30/06/2025

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	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 comparable properties 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



 4  3  2

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)

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



2a Gordons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  4  2

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)

Agent Comments

 4  3  2

Price: \$1,586,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 333 sqm approx

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