

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

32 Mincha Avenue, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,350,000

Median sale priceMedian price

\$1,380,000

 Property type

House

 Suburb

Templestowe Lower

Period - From

Jan 2025

 to

March 2025

 Source

REIV

Comparable property sales

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. 58 Mincha Avenue, Templestowe Lower	\$ 1,400,000	4/3/2025
2. 29 Mincha Avenue, Templestowe Lower	\$ 1,371,000	16/11/2025
3. 16 Sylvia Street, Templestowe Lower	\$ 1,245,000	25/1/2025

This Statement of Information was prepared on:

23/4/2025

Comparable properties



\$ 1,400,000

58 Mincha Avenue, Templestowe Lower, Victoria

DATE: 4/3/2025

PROPERTY TYPE: HOUSE

 4  2
 1  656sqm



\$ 1,371,000

29 Mincha Avenue, Templestowe Lower, Victoria

DATE: 16/11/2025

PROPERTY TYPE: HOUSE

 3  2
 2  654 sqm




\$ 1,245,000

16 Sylvia Street, Templestowe Lower, Victoria

DATE: 25/1/2025

PROPERTY TYPE: HOUSE

 4  2
 2  724 sqm x

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