

# 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

45a Linton 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)

Single price

\$1,389,000

### 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	3/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,360,000	14/08/2025
2	35a Wood St TEMPLESTOWE 3106	\$1,446,500	13/07/2025
3	2/11 Gardenview Ct TEMPLESTOWE 3106	\$1,501,000	05/07/2025

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:

24/11/2025 09:32



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,389,000  
**Median House Price**  
September quarter 2025: \$1,355,944

## Comparable Properties



3/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



**Price:** \$1,360,000  
**Method:** Sold Before Auction  
**Date:** 14/08/2025  
**Property Type:** Townhouse (Res)



35a Wood St TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$1,446,500  
**Method:** Sold Before Auction  
**Date:** 13/07/2025  
**Property Type:** Townhouse (Res)



2/11 Gardenview Ct TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$1,501,000  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 285 sqm approx