

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

5 VERENE AVENUE TEMPLESTOWE LOWER VIC 3107

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,327,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

8 CRAWFORD ROAD TEMPLESTOWE LOWER VIC 3107	\$1,300,000	02-Aug-25
52 FYFE DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,155,000	30-Aug-25
6 VERENE AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,210,000	27-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 15 October 2025

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8 CRAWFORD ROAD
TEMPLESTOWE LOWER VIC 3107

Sold Price ^{RS} **\$1,300,000** Sold Date **02-Aug-25**

 3 2 2

Distance 1.08km



52 FYFE DRIVE TEMPLESTOWE
LOWER VIC 3107

Sold Price ^{RS} **\$1,155,000** Sold Date **30-Aug-25**

 3  1  2

Distance 0.49km



6 VERENE AVENUE
TEMPLESTOWE LOWER VIC 3107

Sold Price ^{RS} **\$1,210,000** Sold Date **27-Sep-25**

 3 1 2

Distance 0.06km

RS = Recent sale

UN = Undisclosed Sale

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