

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

6 Mincha Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,120,000

&

\$1,200,000

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	62 Mincha Av TEMPLESTOWE LOWER 3107	\$1,210,000	16/08/2025
2	214 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,115,000	31/07/2025
3	136 Swanston St TEMPLESTOWE LOWER 3107	\$1,117,500	10/05/2025

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:

30/10/2025 15:50



 4  1  4

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,120,000 - \$1,200,000

Median House Price

September quarter 2025: \$1,355,944

Comparable Properties



62 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,210,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 652 sqm approx



214 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  1

Price: \$1,115,000

Method: Sold Before Auction

Date: 31/07/2025

Property Type: House (Res)

Land Size: 796 sqm approx



136 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,117,500

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 659 sqm approx

Account - Barry Plant | P: 03 9842 8888