

# 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

62 Mincha 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)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Templestowe Lower

Period - From

06/02/2025

to

05/08/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
85 Hodgson St, Templestowe Lower Vic	\$1,245,000	26/07/2025
8 Crawford Rd, Templestowe Lower Vic	\$1,300,000	02/08/2025
24 Dillwynia Avenue, Templestowe Lower	\$1,150,000	07/07/2025

This Statement of Information was prepared on:

06/08/2025