

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

7 Mincha Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,480,000

&

\$1,560,000

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	46 Jacana Av TEMPLESTOWE LOWER 3107	\$1,378,000	19/11/2025
2	5 Verene Av TEMPLESTOWE LOWER 3107	\$1,487,000	15/11/2025
3	27 Marilyn St DONCASTER 3108	\$1,625,000	20/09/2025

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 12:14

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Indicative Selling Price

\$1,480,000 - \$1,560,000

Median House Price

September quarter 2025: \$1,355,944



 5  2  2

Property Type: House

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



46 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,378,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: House (Res)

Land Size: 725 sqm approx



5 Verene Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$1,487,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 668 sqm approx

27 Marilyn St DONCASTER 3108 (REI)

Agent Comments

 5  2  3

Price: \$1,625,000

Method: Private Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 813 sqm approx

Account - Barry Plant | P: 03 9842 8888