### 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	86 Rose Avenue, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,220,000	&	\$1,280,000
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#### Median sale price

Median price	\$1,355,944	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	45 Airds Rd TEMPLESTOWE LOWER 3107	\$1,335,000	11/10/2025
2	16 Jacana Av TEMPLESTOWE LOWER 3107	\$1,367,000	11/10/2025
3	73 Hodgson St TEMPLESTOWE LOWER 3107	\$1,220,500	13/09/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2025 19:03



#### BARRYPLANT

Scott George 9842 8888 0410 753 549 sgeorge@barryplant.com.au

Indicative Selling Price \$1,220,000 - \$1,280,000 Median House Price September quarter 2025: \$1,355,944



Property Type: House
Land Size: 762 sgm approx

Agent Comments

## Comparable Properties



45 Airds Rd TEMPLESTOWE LOWER 3107 (REI)

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**a** 

**Agent Comments** 

**Price:** \$1,335,000 **Method:** Auction Sale **Date:** 11/10/2025

**Property Type:** House (Res) **Land Size:** 837 sqm approx



16 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

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**Agent Comments** 

**Price:** \$1,367,000 **Method:** Auction Sale **Date:** 11/10/2025

**Property Type:** House (Res) **Land Size:** 725 sqm approx



73 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

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Price: \$1,220,500 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



