

# 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

8 Eagle Rise, 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

\$1,342,000

Property Type

House

Suburb

Templestowe Lower

Period - From

18/07/2024

to

17/07/2025

Source

Property Data

### 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	37 Eric Av TEMPLESTOWE LOWER 3107	\$1,260,000	29/06/2025
2	1 Milsom Av TEMPLESTOWE LOWER 3107	\$1,205,000	18/06/2025
3	17 Lowan Av TEMPLESTOWE LOWER 3107	\$1,245,000	05/04/2025

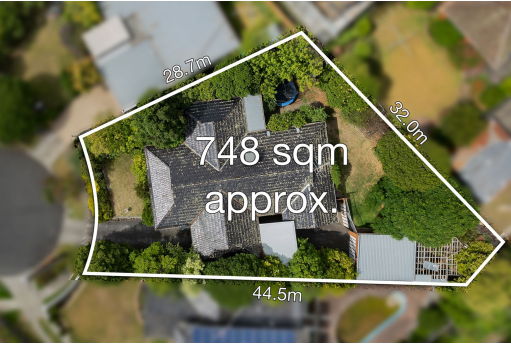
OR

~~**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:

18/07/2025 12:30

# 8 Eagle Rise, Templestowe Lower Vic 3107



3 2 2

**Property Type:** House (Res)  
**Land Size:** 748 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
18/07/2024 - 17/07/2025: \$1,342,000

## Comparable Properties



**37 Eric Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 29/06/2025  
**Property Type:** House  
**Land Size:** 655 sqm approx



**1 Milsom Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,205,000  
**Method:** Sold Before Auction  
**Date:** 18/06/2025  
**Property Type:** House (Res)  
**Land Size:** 856 sqm approx



**17 Lowan Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,245,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 765 sqm approx

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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