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

42 Lowan Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,590,000		&		\$1,690,000				
Median sale price									
Median price	\$1,388,500	Pro	Property Type Hou		use		Suburb	Templestowe Lower	
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	54 Hodgson St TEMPLESTOWE LOWER 3107	\$1,535,000	16/05/2025
2	6 Morang Av TEMPLESTOWE LOWER 3107	\$1,871,000	15/03/2025
3	3 Potter Ct TEMPLESTOWE LOWER 3107	\$1,600,000	06/03/2025

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:

07/07/2025 21:52



BARRYPLANT





Property Type: House Land Size: 654 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,590,000 - \$1,690,000 Median House Price June quarter 2025: \$1,388,500

Comparable Properties

54 Hodgson St TEMPLESTOWE LOWER 3107 (REI) 4 3 2 Price: \$1,535,000 Method: Private Sale Date: 16/05/2025 Property Type: House Land Size: 651 sqm approx	Agent Comments
6 Morang Av TEMPLESTOWE LOWER 3107 (REI) 4 4 3 2 Price: \$1,871,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 726 sqm approx	Agent Comments
3 Potter Ct TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 Price: \$1,600,000 Method: Private Sale Date: 06/03/2025 Property Type: House (Res) Land Size: 773 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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