

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 between

\$1,590,000

&

\$1,690,000

Median sale price

Median price

\$1,388,500

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2025

to

30/06/2025

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	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

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Indicative Selling Price

\$1,590,000 - \$1,690,000

Median House Price

June quarter 2025: \$1,388,500



 4  2  2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



54 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,535,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 651 sqm approx



6 Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,871,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 726 sqm approx



3 Potter Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Private Sale

Date: 06/03/2025

Property Type: House (Res)

Land Size: 773 sqm approx

Account - Barry Plant | P: 03 9842 8888