

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

1/102 Rose Av, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,220,000 & \$1,320,000

Median sale price

Median price \$1,139,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 11/05/2025 to 10/05/2026 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	1A Joseph St TEMPLESTOWE LOWER 3107	\$1,280,000	05/05/2026
2	3/361 High St TEMPLESTOWE LOWER 3107	\$1,233,000	29/04/2026
3	1a Mayfair Av TEMPLESTOWE LOWER 3107	\$1,300,000	26/03/2026

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:

11/05/2026 02:47

1/102 Rose Av, Templestowe Lower Vic 3107



Property Type:
Agent Comments

Indicative Selling Price
\$1,220,000 - \$1,320,000
Median Townhouse Price
11/05/2025 - 10/05/2026: \$1,139,000

Comparable Properties



1A Joseph St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 05/05/2026
Property Type: Townhouse (Res)
Land Size: 496 sqm approx



3/361 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,233,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Res)



1a Mayfair Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 296 sqm approx

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



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