

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 23 Feathertop Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$2,800,000 & \$2,980,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 to 31/03/2026 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	2 Oak Cr TEMPLESTOWE LOWER 3107	\$2,840,000	17/03/2026
2	20 Kanooka Av TEMPLESTOWE LOWER 3107	\$3,200,000	06/03/2026
3	9 Hodgson St TEMPLESTOWE LOWER 3107	\$3,478,000	25/12/2025

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: 13/05/2026 12:00

23 Feathertop Avenue, Templestowe Lower Vic 3107



 5  5  2

Property Type: House (Res)
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$2,980,000
Median House Price
March quarter 2026: \$1,450,000

Comparable Properties

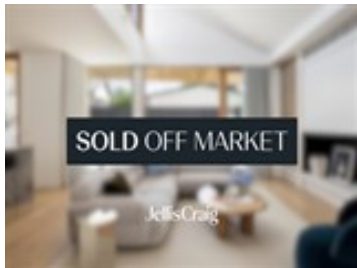


2 Oak Cr TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 5  3  2

Price: \$2,840,000
Method: Private Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 854 sqm approx



20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 5  5  2

Price: \$3,200,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 729 sqm approx



9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 5  5  2

Price: \$3,478,000
Method: Private Sale
Date: 25/12/2025
Property Type: House
Land Size: 727 sqm approx

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



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