

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

4/1-3 Airds Road, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Templestowe Lower (3107)

Period - From

07/01/2025

to

30/06/2026

Source

REIV

Comparable property sales

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
19A MORANG AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,440,000	08/05/2026
14B BALMORAL AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,405,000	02/05/2026
1/29 WARRINGAL STREET, BULLEEN VIC 3105	\$1,375,000	14/02/2026

This Statement of Information was prepared on: 29/07/2026