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	12 Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,110,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 29/08/2024 to 28/08/2025 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	2a Gordons Rd TEMPLESTOWE LOWER 3107	$1,470,000	08/08/2025
2	22a Philip Av DONCASTER 3108	$1,808,000	26/06/2025
3	16 Pentlowe Av TEMPLESTOWE LOWER 3107	$1,460,000	26/04/2025

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: 29/08/2025 09:08

12 Morang Avenue, Templestowe Lower Vic 3107



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median Townhouse Price
29/08/2024 - 28/08/2025: $1,110,000

Comparable Properties



2a Gordons Rd TEMPLESTOWE LOWER 3107 (REI)

4 4 2

Price: $1,470,000
Method: Private Sale
Date: 08/08/2025
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments



22a Philip Av DONCASTER 3108 (REI)

4 3 2

Price: $1,808,000
Method: Private Sale
Date: 26/06/2025
Property Type: Townhouse (Single)
Land Size: 435 sqm approx

Agent Comments



16 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $1,460,000
Method: Private Sale
Date: 26/04/2025
Property Type: House
Land Size: 325 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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