

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 Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,137,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 09/06/2025 to 08/06/2026 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	1a Mayfair Av TEMPLESTOWE LOWER 3107	\$1,300,000	26/03/2026
3	1/29 Warringal St BULLEEN 3105	\$1,375,000	14/02/2026

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: 09/06/2026 15:18

1/102 Rose Avenue, Templestowe Lower Vic 3107



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
09/06/2025 - 08/06/2026: \$1,137,000

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



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



1/29 Warringal St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 293 sqm approx

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



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