

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

2/18 Verene Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,110,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

27/08/2024

to

26/08/2025

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	2/11 Gardenview Ct TEMPLESTOWE 3106	\$1,501,000	05/07/2025
2	2/2 Ashford St TEMPLESTOWE LOWER 3107	\$1,453,000	14/06/2025
3	241a High St TEMPLESTOWE LOWER 3107	\$1,450,000	24/05/2025

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:

27/08/2025 11:53

2/18 Verene Avenue, Templestowe Lower Vic 3107



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Townhouse Price
27/08/2024 - 26/08/2025: \$1,110,000

Comparable Properties



2/11 Gardenview Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,501,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)
Land Size: 285 sqm approx



2/2 Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,453,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)



241a High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Single)
Land Size: 329 sqm approx

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



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