

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

1/88 Rose Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$920,000

&

\$980,000

Median sale price

Median price

\$944,444

Property Type

Unit

Suburb

Templestowe Lower

Period - From

14/08/2025

to

13/08/2026

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	2/4 Gordons Rd TEMPLESTOWE LOWER 3107	\$915,000	02/06/2026
2	1/3 Rae St TEMPLESTOWE LOWER 3107	\$799,000	24/05/2026
3	1/2 Sunhill Rd TEMPLESTOWE LOWER 3107	\$897,000	12/03/2026

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:

14/08/2026 15:08

1/88 Rose Avenue, Templestowe Lower Vic 3107



 3  1  1

Property Type: Unit
Land Size: 346 sqm approx
Agent Comments

Indicative Selling Price

\$920,000 - \$980,000

Median Unit Price

14/08/2025 - 13/08/2026: \$944,444

Comparable Properties



2/4 Gordons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$915,000
Method: Private Sale
Date: 02/06/2026
Property Type: Unit



1/3 Rae St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  1

Price: \$799,000
Method: Private Sale
Date: 24/05/2026
Property Type: Unit
Land Size: 339 sqm approx



1/2 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$897,000
Method: Private Sale
Date: 12/03/2026
Property Type: Unit
Land Size: 508 sqm approx

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



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