

# 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

13 Lowan Avenue, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,376,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/06/2026

Source

REIV

### 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 | 55 Jacana Av TEMPLESTOWE LOWER 3107 | \$1,400,000 | 18/04/2026   |
| 2 | 1 Temple Ct TEMPLESTOWE LOWER 3107  | \$1,357,000 | 18/03/2026   |
| 3 |                                     |             |              |

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:

17/08/2026 11:36

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4 2 2

**Property Type:** House  
**Land Size:** 683 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending June 2026: \$1,376,000

## Comparable Properties



55 Jacana Av TEMPLESTOWE LOWER 3107 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 809 sqm approx



1 Temple Ct TEMPLESTOWE LOWER 3107 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$1,357,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2026  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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.