

# 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

14 Alexander Crescent, 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 \$3,350,000

&

\$3,685,000

### Median sale price

Median price \$1,450,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2026

to

31/03/2026

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 | 9 Hodgson St TEMPLESTOWE LOWER 3107 | \$3,478,000 | 25/12/2025   |
| 2 | 69 Yarra Valley Blvd BULLEEN 3105   | \$3,500,000 | 03/12/2025   |
| 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:

30/04/2026 10:36



3 5 2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 817 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,350,000 - \$3,685,000  
**Median House Price**  
March quarter 2026: \$1,450,000

## Comparable Properties



**9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

5 5 2

**Price:** \$3,478,000  
**Method:** Private Sale  
**Date:** 25/12/2025  
**Property Type:** House  
**Land Size:** 727 sqm approx



**69 Yarra Valley Blvd BULLEEN 3105 (REI/VG)**

**Agent Comments**

5 5 4

**Price:** \$3,500,000  
**Method:** Auction Sale  
**Date:** 03/12/2025  
**Property Type:** House (Res)  
**Land Size:** 998 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.