

18 Howitt Drive, Templestowe Lower Vic 3107



4 Bed 2 Bath 4 Car

Property Type: House

Land Size: 725 sqm approx

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2026: \$1,376,000

Comparable Properties



69 Timber Ridge, Doncaster 3108 (REI)

3 Bed 2 Bath 3 Car

Price: \$1,330,000

Method: Private Sale

Date: 21/07/2026

Property Type: House (Res)

Agent Comments: Similar age and style on smaller block of 653m2



120 Swanston Street, Templestowe Lower 3107 (REI)

4 Bed 2 Bath 4 Car

Price: \$1,266,000

Method: Private Sale

Date: 26/06/2026

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments: In need of some updating on smaller 654m2 block



40 Alfred Street, Templestowe Lower 3107 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,370,000

Method: Private Sale

Date: 29/05/2026

Property Type: House (Res)

Land Size: 727 sqm approx

Agent Comments: Refurbished condition on similar land size of 727m2

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

18 Howitt Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,376,000 House x Suburb Templestowe Lower

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales

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
69 Timber Ridge, DONCASTER 3108	\$1,330,000	21/07/2026
120 Swanston Street, TEMPLESTOWE LOWER 3107	\$1,266,000	26/06/2026
40 Alfred Street, TEMPLESTOWE LOWER 3107	\$1,370,000	29/05/2026

This Statement of Information was prepared on:

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