

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

18 Verene Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Templestowe Lower

Period - From

06/06/2024

to

05/06/2025

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	1/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,370,000	27/05/2025
2	241a High St TEMPLESTOWE LOWER 3107	\$1,450,000	24/05/2025
3	18 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,420,000	13/04/2025

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:

06/06/2025 14:15

18 Verene Avenue, Templestowe Lower Vic 3107



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

06/06/2024 - 05/06/2025: \$1,350,000

Comparable Properties



1/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,370,000

Method: Private Sale

Date: 27/05/2025

Property Type: Townhouse (Res)



241a High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Townhouse (Single)

Land Size: 329 sqm approx



18 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,420,000

Method: Private Sale

Date: 13/04/2025

Property Type: House

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



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