

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

1B Alfred Street, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,450,000

Median sale priceMedian price

\$1,400,000

Property type

House

Suburb

Templestowe Lower

Period - From

Jan 2026

to

March 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
1. 2/18 Verene Avenue, Templestowe Lower	\$ 1,450,000	20/10/2025
2. 5/1 Joyce Street, Doncaster	\$ 1,437,000	8/11/2025
3. 45A Linton Avenue, Templestowe Lower	\$ 1,389,000	25/12/2025

This Statement of Information was prepared on:

8/04/2026

Comparable properties



\$ 1,450,000

2/18 Verene Avenue, Templestowe Lower, Victoria

DATE: 20/10/2025

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,437,000

5/1 Joyce Street, Doncaster, Victoria

DATE: 8/11/2025

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,389,000

45A Linton Avenue, Templestowe Lower, Victoria

DATE: 25/12/2025

PROPERTY TYPE: TOWNHOUSE

 4  3
 1  sqm x

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