

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

2/10 Balmoral Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$860,000

&

\$945,000

Median sale price

Median price

\$974,444

Property Type

Unit

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	2/11 Paul St DONCASTER 3108	\$850,000	04/05/2026
2	2/2 Hill Ct DONCASTER 3108	\$938,888	01/03/2026
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:

28/05/2026 16:15



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$860,000 - \$945,000
Median Unit Price
March quarter 2026: \$974,444

Comparable Properties



2/11 Paul St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 04/05/2026
Property Type: Townhouse (Res)
Land Size: 159 sqm approx



2/2 Hill Ct DONCASTER 3108 (REI)

Agent Comments

3 3 2

Price: \$938,888
Method: Private Sale
Date: 01/03/2026
Property Type: Townhouse (Res)

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.