

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

23 Verene Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,345,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2024

to

31/03/2025

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	5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,210,000	12/04/2025
2	6 Milsom Av TEMPLESTOWE LOWER 3107	\$1,185,000	09/03/2025
3	6 Mincha Av TEMPLESTOWE LOWER 3107	\$1,150,000	05/02/2025

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 13:52



5 2 4

Property Type: House
Land Size: 781 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending March 2025: \$1,345,000

Comparable Properties



5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,210,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 690 sqm approx



6 Milsom Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

5 4 2

Price: \$1,185,000
Method: Sold After Auction
Date: 09/03/2025
Property Type: House (Res)
Land Size: 585 sqm approx



6 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 1 4

Price: \$1,150,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Account - Fletchers | P: 9836 2222 | F: 9836 9822