

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

29 Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,376,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/06/2026

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	166 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,075,000	20/06/2026
2	14 Prospect Rd BULLEEN 3105	\$1,005,000	23/03/2026
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:

13/07/2026 15:00

George Pangalos

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

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



3 2 2

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



166 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$1,075,000

Method: Auction Sale

Date: 20/06/2026

Rooms: 4

Property Type: House (Res)

Land Size: 676 sqm approx



14 Prospect Rd BULLEEN 3105 (REI/VG)

Agent Comments

3 1 1

Price: \$1,005,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)

Land Size: 605 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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