

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

38 Chalon Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,300,000

&

\$1,390,000

Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2026

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	77 Council St DONCASTER 3108	\$1,285,000	15/08/2026
2	20 Stradmore Av TEMPLESTOWE 3106	\$1,320,000	13/08/2026
3	15 Tyrol Ct DONCASTER EAST 3109	\$1,358,000	27/06/2026

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:

21/08/2026 14:20

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Indicative Selling Price

\$1,300,000 - \$1,390,000

Median House Price

June quarter 2026: \$1,335,000



 4  3  2

Property Type: House

Land Size: 755 sqm approx

Agent Comments

Comparable Properties



77 Council St DONCASTER 3108 (REI)

Agent Comments

 4  3  4

Price: \$1,285,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 681 sqm approx



20 Stradmore Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,320,000

Method: Private Sale

Date: 13/08/2026

Property Type: House



15 Tyrol Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,358,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 662 sqm approx

Account - Barry Plant | P: 03 9842 8888