

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

4 Mayfair Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

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	9 Aberdeen Dr DONCASTER 3108	\$2,000,000	10/05/2026
2	5 Glenfern Av DONCASTER 3108	\$2,750,000	08/05/2026
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:

09/09/2026 12:48



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

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

Comparable Properties



9 Aberdeen Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000

Method: Auction Sale

Date: 10/05/2026

Property Type: House (Res)

Land Size: 262 sqm approx



5 Glenfern Av DONCASTER 3108 (REI/VG)

Agent Comments

5 3 2

Price: \$2,750,000

Method: Private Sale

Date: 08/05/2026

Property Type: Townhouse (Single)

Land Size: 410 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 - VICPROP | P: 03 8888 1011