

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

40 Alfred Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,450,000

Property Type

House

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	41 Crawford Rd TEMPLESTOWE LOWER 3107	\$1,425,000	09/05/2026
2	55 Jacana Av TEMPLESTOWE LOWER 3107	\$1,400,000	18/04/2026
3	8 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,348,000	21/03/2026

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:

12/05/2026 10:07



Property Type: House (Res)

Land Size: 723 sqm approx

Agent Comments

Comparable Properties



41 Crawford Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,425,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 764 sqm approx



55 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 809 sqm approx



8 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,348,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 823 sqm approx