

# 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

47 Lowan Avenue, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,200,000

&

\$3,400,000

### Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2025

to

31/12/2025

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 | 20 Kanooka Av TEMPLESTOWE LOWER 3107 | \$3,200,000 | 06/03/2026   |
| 2 | 9 Hodgson St TEMPLESTOWE LOWER 3107  | \$3,478,000 | 25/12/2025   |
| 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:

07/04/2026 15:09

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5 5 2

Property Type: House  
Land Size: 693 sqm approx  
Agent Comments

Indicative Selling Price  
\$3,200,000 - \$3,400,000  
Median House Price  
December quarter 2025: \$1,390,000

Comparable Properties



20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 5 2

Price: \$3,200,000  
Method: Private Sale  
Date: 06/03/2026  
Property Type: House (Res)  
Land Size: 729 sqm approx



9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 5 2

Price: \$3,478,000  
Method: Private Sale  
Date: 25/12/2025  
Property Type: House  
Land Size: 727 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.