

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

8 ARDGOWER COURT TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,353,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

144 MACEDON ROAD TEMPLESTOWE LOWER VIC 3107	\$1,078,000	23-Dec-25
6 MINCHA AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,085,000	29-Nov-25

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 6 months.

This Statement of Information was prepared on: 26 March 2026



**144 MACEDON ROAD
TEMPLESTOWE LOWER VIC 3107**

 3  2  1

Sold Price **\$1,078,000** Sold Date **23-Dec-25**

Distance **0.86km**



**6 MINCHA AVENUE
TEMPLESTOWE LOWER VIC 3107**

 3  1  4

Sold Price **\$1,085,000** Sold Date **29-Nov-25**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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