

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

9 Palmerston Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,378,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2025

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	15 Caringal Av DONCASTER 3108	\$1,250,000	28/03/2026
2	1 Winston Dr DONCASTER 3108	\$1,220,000	24/03/2026
3	31 Ayr St DONCASTER 3108	\$1,250,000	12/01/2026

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:

18/05/2026 14:19

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4 2 2

Property Type: House
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
Year ending March 2026: \$1,378,000

Comparable Properties



15 Caringal Av DONCASTER 3108 (REI)

4 2 3

Agent Comments

Price: \$1,250,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 775 sqm approx



1 Winston Dr DONCASTER 3108 (VG)

3 - -

Agent Comments

Price: \$1,220,000
Method: Sale
Date: 24/03/2026
Property Type: House (Res)
Land Size: 648 sqm approx



31 Ayer St DONCASTER 3108 (REI/VG)

3 2 2

Agent Comments

Price: \$1,250,000
Method: Private Sale
Date: 12/01/2026
Property Type: House
Land Size: 650 sqm approx