

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

360 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,200,000

&

\$1,290,000

Median sale price

Median price

\$1,355,944

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/09/2025

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	226 Greenslopes Dr TEMPLESTOWE LOWER 3107	\$1,180,000	31/05/2025
2	394 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,230,000	24/05/2025
3	346 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,325,000	11/05/2025

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:

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Indicative Selling Price

\$1,200,000 - \$1,290,000

Median House Price

September quarter 2025: \$1,355,944



Property Type: House

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



226 Greenslopes Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,180,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 754 sqm approx



394 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,230,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House



346 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,325,000

Method: Sold Before Auction

Date: 11/05/2025

Property Type: House

Land Size: 667 sqm approx

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