

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

261 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	125 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,522,000	18/11/2025
2	297 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,340,000	08/11/2025
3	350 Manningham Rd DONCASTER 3108	\$1,350,000	01/10/2025

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:

27/01/2026 14:14



 4  2  2

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2025: \$1,390,000

Comparable Properties



125 Macedon Rd TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  2  4

Price: \$1,522,000
Method: Sold Before Auction
Date: 18/11/2025
Property Type: House (Res)
Land Size: 664 sqm approx



297 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,340,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 728 sqm approx



350 Manningham Rd DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,350,000
Method: Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 759 sqm approx

Account - Barry Plant | P: 03 9842 8888