

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



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](#)



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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