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<br>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 $1,150,000 & $1,250,000

## 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: 12/02/2026 16:36

# 261 High Street, Templestowe Lower Vic 3107

BARRYPLANT



4 2 2

**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 646 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
December quarter 2025: $1,390,000

## Comparable Properties



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

4 2 4

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

Agent Comments



**297 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

4 2 2

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

Agent Comments



**350 Manningham Rd DONCASTER 3108 (VG)**

4 - -

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

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

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