

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

1a Joseph Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$1,089,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

17/03/2025

to

16/03/2026

Source

Property Data

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	1 Irene Ct DONCASTER 3108	\$1,390,000	14/02/2026
2	45a Linton Av TEMPLESTOWE LOWER 3107	\$1,389,000	19/12/2025
3	1/3 Gerard St TEMPLESTOWE LOWER 3107	\$1,180,000	26/11/2025

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:

17/03/2026 16:03



 4  2  2

Property Type: Townhouse

Land Size: 496 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median Townhouse Price

17/03/2025 - 16/03/2026: \$1,089,000

Comparable Properties



1 Irene Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,390,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 312 sqm approx



45a Linton Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,389,000

Method: Private Sale

Date: 19/12/2025

Property Type: House (Res)

Land Size: 325 sqm approx



1/3 Gerard St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Land Size: 304 sqm approx

Account - Barry Plant | P: 03 9842 8888