

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

1/44 Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,230,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2026

to 30/06/2026

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	26 Alfred St TEMPLESTOWE LOWER 3107	\$1,150,000	18/06/2026
2	4/27 Acheron St DONCASTER 3108	\$1,038,000	22/05/2026
3	1/8 Ashford St TEMPLESTOWE LOWER 3107	\$1,150,000	26/02/2026

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:

13/07/2026 15:49



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,230,000

Median House Price

June quarter 2026: \$1,335,000

Comparable Properties



26 Alfred St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Private Sale

Date: 18/06/2026

Property Type: Townhouse (Res)



4/27 Acheron St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,038,000

Method: Sold Before Auction

Date: 22/05/2026

Property Type: Townhouse (Res)



1/8 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: Townhouse (Res)

Land Size: 273 sqm approx

Account - Barry Plant | P: 03 9842 8888