

# 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

4 Mcgahy Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,800,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 to 31/03/2026 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	66 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,455,000	14/02/2026
2	18 Rooney St TEMPLESTOWE LOWER 3107	\$1,490,000	29/11/2025
3	48 Marianne Way DONCASTER 3108	\$1,550,000	27/11/2025

**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: 07/05/2026 10:19



3   1   2

**Property Type:** House (Res)

**Land Size:** 837 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,650,000 - \$1,800,000

**Median House Price**

March quarter 2026: \$1,450,000

## Comparable Properties



**66 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,455,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Land Size:** 776 sqm approx



**18 Rooney St TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$1,490,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 774 sqm approx

**48 Marianne Way DONCASTER 3108 (REI/VG)**

**Agent Comments**

4   1   1

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 27/11/2025

**Property Type:** House (Res)

**Land Size:** 740 sqm approx