

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

2a Rosebank Terrace, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$1,111,000 Property Type Unit 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	2/12a Lincoln Dr BULLEEN 3105	\$710,000	15/11/2025
2	1/131 Manningham Rd BULLEEN 3105	\$800,000	15/11/2025
3	6/45 John St TEMPLESTOWE LOWER 3107	\$798,000	27/09/2025

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:

10/03/2026 16:45



 2  2  1

Property Type: Unit
Land Size: 190 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median Unit Price
December quarter 2025: \$1,111,000

Comparable Properties



2/12a Lincoln Dr BULLEEN 3105 (REI/VG)

Agent Comments

 2  1  1

Price: \$710,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit



1/131 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  1

Price: \$800,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit



6/45 John St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 2  1  2

Price: \$798,000
Method: Private Sale
Date: 27/09/2025
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888