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	47 Sunrise Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,098,000

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	1/2 Dumossa Av BULLEEN 3105	$915,000	29/06/2026
2	8 Gisborne St BULLEEN 3105	$1,200,000	14/03/2026
3	7A Foote St TEMPLESTOWE LOWER 3107	$1,110,000	21/02/2026

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: 03/08/2026 11:44

47 Sunrise Crescent, Templestowe Lower Vic 3107

BARRYPLANT

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au



3 2 2

Property Type: House
Land Size: 491 sqm approx

Agent Comments

Indicative Selling Price
$1,098,000
Median House Price
June quarter 2026: $1,335,000

Comparable Properties



1/2 Dumossa Av BULLEEN 3105 (REI)

3 2 1

Price: $915,000
Method: Private Sale
Date: 29/06/2026
Property Type: Unit
Land Size: 297 sqm approx

Agent Comments



8 Gisborne St BULLEEN 3105 (REI)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 476 sqm approx

Agent Comments



7A Foote St TEMPLESTOWE LOWER 3107 (REI)

3 2 2

Price: $1,110,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments

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