

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
105 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,080,000 & \$1,188,000

Median sale price

Median price	\$1,390,000	Property Type	House	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	6 Mincha Av TEMPLESTOWE LOWER 3107	\$1,085,000	29/11/2025
2	4 Alison Av BULLEEN 3105	\$1,267,000	23/10/2025
3	3 Gisborne St BULLEEN 3105	\$1,270,000	06/09/2025

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:

21/01/2026 10:52

Mark Di Giulio
9842 8888
0407 863 179

mdigilgio@barryplant.com.au



Property Type: House
Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,188,000

Median House Price

December quarter 2025: \$1,390,000

Comparable Properties



6 Mincha Av TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,085,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



4 Alison Av BULLEEN 3105 (REI)



Price: \$1,267,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



3 Gisborne St BULLEEN 3105 (REI)



Price: \$1,270,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888