

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

143 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	16 Collins St BULLEEN 3105	\$1,090,000	22/06/2026
2	50 Riverview Tce BULLEEN 3105	\$1,075,000	16/06/2026
3	25 Gisborne St BULLEEN 3105	\$1,086,000	02/05/2026

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.~~

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Mark Di Giulio
9842 8888
0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2026: \$1,450,000



Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



16 Collins St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,090,000

Method: Sold Before Auction

Date: 22/06/2026

Property Type: House

Land Size: 558 sqm approx



50 Riverview Tce BULLEEN 3105 (REI)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 16/06/2026

Property Type: House (Res)

Land Size: 694 sqm approx



25 Gisborne St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,086,000

Method: Auction Sale

Date: 02/05/2026

Rooms: 7

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Barry Plant | P: 03 9842 8888