

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

3/3 Tasker Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000

&

\$1,120,000

Median sale price

Median price \$1,125,000

Property Type Townhouse

Suburb Templestowe Lower

Period - From 14/01/2025

to

13/01/2026

Source Property Data

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	4 Harold St BULLEEN 3105	\$1,080,000	24/12/2025
2	1/357 High St TEMPLESTOWE LOWER 3107	\$1,022,000	05/12/2025
3	29a Walter St BULLEEN 3105	\$1,276,000	30/08/2025

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:

14/01/2026 18:52

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Indicative Selling Price

\$1,050,000 - \$1,120,000

Median Townhouse Price

14/01/2025 - 13/01/2026: \$1,125,000



 4  2  2

Property Type: Townhouse

Land Size: 225 sqm approx

Agent Comments

Comparable Properties



4 Harold St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,080,000

Method: Private Sale

Date: 24/12/2025

Property Type: Townhouse (Single)



1/357 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,022,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Res)

Land Size: 247 sqm approx



29a Walter St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,276,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 471 sqm approx

Account - Barry Plant | P: 03 9842 8888