

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 3/3 Tasker Street, Templestowe Lower Vic 3107
Including suburb and postcode

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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Property Type: Townhouse

Land Size: 225 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,120,000
Median Townhouse Price
14/01/2025 - 13/01/2026: \$1,125,000

Comparable Properties



4 Harold St BULLEEN 3105 (REI)



Price: \$1,080,000

Method: Private Sale

Date: 24/12/2025

Property Type: Townhouse (Single)

[Agent Comments](#)



1/357 High St TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,022,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Res)

Land Size: 247 sqm approx

[Agent Comments](#)



29a Walter St BULLEEN 3105 (REI)



Price: \$1,276,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 471 sqm approx

[Agent Comments](#)

Account - Barry Plant | P: 03 9842 8888