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	166 Templestowe Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $895,000 & $980,000

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	4 Temple Ct TEMPLESTOWE LOWER 3107	$1,070,000	26/03/2026
2	120 Templestowe Rd TEMPLESTOWE LOWER 3107	$922,000	23/02/2026
3	144 Macedon Rd TEMPLESTOWE LOWER 3107	$1,078,000	23/12/2025

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: 12/06/2026 10:33

166 Templestowe Road, Templestowe Lower Vic 3107



3 1 2

Property Type: House
Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price
$895,000 - $980,000
Median House Price
March quarter 2026: $1,450,000

Comparable Properties



4 Temple Ct TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 1

Price: $1,070,000
Method: Private Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments



120 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 2

Price: $922,000
Method: Private Sale
Date: 23/02/2026
Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments

144 Macedon Rd TEMPLESTOWE LOWER 3107 (VG)

3 - -

Price: $1,078,000
Method: Sale
Date: 23/12/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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