

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

1/269 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$886,000 Property Type Unit Suburb Templestowe Lower

Period - From 23/01/2025 to 22/01/2026 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	2/102 Foote St TEMPLESTOWE LOWER 3107	\$812,000	18/12/2025
2	6/45 John St TEMPLESTOWE LOWER 3107	\$798,000	27/09/2025
3	3/47 John St TEMPLESTOWE LOWER 3107	\$920,000	23/05/2025

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: 23/01/2026 11:49



 3  2  1

Property Type: Unit
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
Median Unit Price
23/01/2025 - 22/01/2026: \$886,000

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.

Comparable Properties



2/102 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  1

Price: \$812,000
Method: Private Sale
Date: 18/12/2025
Property Type: Unit
Land Size: 224 sqm approx



6/45 John St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 2  1  2

Price: \$798,000
Method: Private Sale
Date: 27/09/2025
Property Type: Unit



3/47 John St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000
Method: Private Sale
Date: 23/05/2025
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9874 3355