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	2/269 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $690,000 & $710,000

Median sale price

Median price $760,101 Property Type Unit Suburb Templestowe Lower

Period - From 06/07/2025 to 05/07/2026 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	2/24 Moresby Av BULLEEN 3105	$750,000	30/01/2026
2			
3			

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: 06/07/2026 10:23

2/269 Thompsons Road, Templestowe Lower Vic 3107

3 2 1

Property Type: Unit
Land Size: 298 sqm approx

Indicative Selling Price
$690,000 - $710,000
Median Unit Price
06/07/2025 - 05/07/2026: $760,101

Agent Comments

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

2/24 Moresby Av BULLEEN 3105 (REI/VG)

3 2 1

Price: $750,000
Method: Private Sale
Date: 30/01/2026
Property Type: Unit
Land Size: 232 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9874 3355

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