

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

104A Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 to 31/12/2024 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 | 11 Jeffrey St TEMPLESTOWE LOWER 3107 | \$1,570,000 | 08/02/2025 |
| 2 | 22 Philip Av DONCASTER 3108 | \$1,802,000 | 16/11/2024 |
| 3 | 70a Rose Av TEMPLESTOWE LOWER 3107 | \$1,715,000 | 20/09/2024 |

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: 28/02/2025 11:32



 4  4  2

Property Type: House
Land Size: 380 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
December quarter 2024: \$1,310,000

Comparable Properties



11 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,570,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)

22 Philip Av DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,802,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 421 sqm approx



70a Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,715,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 359 sqm approx

Account - Barry Plant | P: 03 9842 8888