

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 359 George Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	371 George St TEMPLESTOWE LOWER 3107	\$1,201,000	14/12/2024
2	20 Kanooka Av TEMPLESTOWE LOWER 3107	\$1,120,000	07/12/2024
3	51 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,035,000	07/12/2024

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: 18/02/2025 17:18



3 2 2

Property Type: House
Land Size: 658 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 December quarter 2024: \$1,310,000

Comparable Properties



371 George St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,201,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 688 sqm approx



20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$1,120,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 729 sqm approx



51 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 1 1

Price: \$1,035,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Account - Barry Plant | P: 03 9842 8888