

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

1/244 Thompsons Road, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$950,000

Median sale priceMedian price

\$955,0000

Property type

Unit

Suburb

Templestowe Lower

Period - From

April 2025

to

June 2025

Source

REIV

Comparable property sales

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. 2/8 Nirvana Crescent, Bulleen	\$ 900,000	22/06/2025
2. 2/339 High Street, Templestowe Lower	\$ 900,000	16/08/2025
3. 3/130 Manningham Road, Bulleen	\$ 960,000	28/06/2025

This Statement of Information was prepared on:

27/08/2025

Comparable properties



\$ 900,000

2/8 Nirvana Crescent, Bullen, Victoria

DATE: 22/06/2025

PROPERTY TYPE: UNIT

 3  2
 2  sqm



\$ 900,000

2/339 High Street, Templestowe Lower, Victoria

DATE: 16/08/2025

PROPERTY TYPE: UNIT

 3  2
 2  sqm



\$ 960,000

3/130 Manningham Road, Bulleen, Victoria

DATE: 28/06/2025

PROPERTY TYPE: UNIT

 3  2
 2  sqm x

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21 days on market



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