

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Including sub	Address ourb and oostcode	1/244 Thompsons Road, Templestowe Lower								
ndicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)										
Single price \$950,00										
Median sale price										
Median price	\$965,000	00		Prope	erty type	Unit		Suburb	Templestowe Lower	
Period - From	July 202	5	to	Sept 202	25	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:	13/11/2025
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Comparable properties



\$ 900,000

2/8 Nirvana Crescent, Bullen, Victoria

DATE: 22/06/2025

PROPERTY TYPE: UNIT

3

3 2

// sqm



\$ 900,000

2/339 High Street, Templestowe Lower, Victoria

DATE: 16/08/2025 PROPERTY TYPE: UNIT

2

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\$ 960,000

3/130 Manningham Road, Bulleen, Victoria

DATE:28/06/2025

PROPERTY TYPE: UNIT

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sqm ×

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Our Difference





