## 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 1/49 John Street, Templestowe Lower Vic 3107 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,200,000 \$1,290,000 &

#### Median sale price

Median price	\$1,085,500	Pro	perty Type	Townhouse		Suburb	Templestowe Lower
Period - From	10/11/2024	to	09/11/2025		Source	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	5a Balmoral Av TEMPLESTOWE LOWER 3107	\$1,190,000	26/07/2025
2	2/1 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,250,000	14/06/2025
3	1 Windsor Rd TEMPLESTOWE LOWER 3107	\$1,180,000	24/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

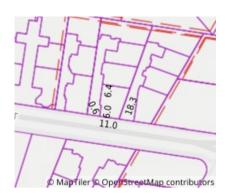
This Statement of Information was prepared on:	10/11/2025 23:23



#### BARRYPLANT

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**Indicative Selling Price** \$1,200,000 - \$1,290,000 **Median Townhouse Price** 10/11/2024 - 09/11/2025: \$1,085,500



# Property Type: Townhouse Land Size: 242 sqm approx

**Agent Comments** 

## Comparable Properties



5a Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,190,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 440 sqm approx

Agent Comments

**Agent Comments** 

Agent Comments



2/1 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,250,000 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)



1 Windsor Rd TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,180,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 346 sqm approx

Account - Barry Plant | P: 03 9842 8888



