

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

1/49 John Street, Templestowe Lower Vic 3107

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

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

10/11/2024

to

09/11/2025

Source

Property 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	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 comparable properties 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

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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



3 2 2

Property Type: Townhouse

Land Size: 242 sqm approx

Agent Comments

Comparable Properties



5a Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,190,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 440 sqm approx



2/1 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)



1 Windsor Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,180,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 346 sqm approx

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