

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

10 Union Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$1,355,944

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2025

to 30/09/2025

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	87 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,800,000	11/10/2025
2	8 Pamela Gr TEMPLESTOWE LOWER 3107	\$1,930,000	20/09/2025
3	128 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,950,000	06/09/2025

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:

07/11/2025 12:15

10 Union Street, Templestowe Lower Vic 3107

McGrath

Peter Dragic

03 9877 1277

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peterdragic@mcgrath.com.au

Indicative Selling Price

\$1,950,000

Median House Price

September quarter 2025: \$1,355,944



5 3 3

Property Type: House (Res)

Land Size: 713 sqm approx

Agent Comments

Comparable Properties



87 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 3

Price: \$1,800,000

Method: Sold After Auction

Date: 11/10/2025

Property Type: House (Res)



8 Pamela Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 4

Price: \$1,930,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 731 sqm approx



128 Macedon Rd TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

5 3 4

Price: \$1,950,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 771 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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