

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

240 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,342,000

Property Type

House

Suburb

Templestowe Lower

Period - From

10/10/2024

to

09/10/2025

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	153 Manningham Rd BULLEEN 3105	\$1,120,000	30/08/2025
2	52 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,155,000	30/08/2025
3	107 High St DONCASTER 3108	\$1,142,000	23/08/2025

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:

10/10/2025 09:52



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 636 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
10/10/2024 - 09/10/2025: \$1,342,000

Comparable Properties



153 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

3 2 3

Price: \$1,120,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 669 sqm approx



52 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$1,155,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 645 sqm approx



107 High St DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$1,142,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 729 sqm approx