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 26 Marcus Road, 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 \$1,100,000 \$1,200,000 &

Median sale price

Median price	\$1,355,944	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	20 Jacana Av TEMPLESTOWE LOWER 3107	\$1,390,000	25/10/2025
2	16 Jacana Av TEMPLESTOWE LOWER 3107	\$1,367,000	11/10/2025
3	50 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,185,000	16/08/2025

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:	06/11/2025 18:30





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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** September quarter 2025: \$1,355,944



Property Type: House Land Size: 715 sqm approx

Agent Comments

Comparable Properties



20 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,390,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments



16 Jacana Av TEMPLESTOWE LOWER 3107 (REI)





Agent Comments

Price: \$1,367,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res) Land Size: 725 sqm approx

50 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,185,000





Method: Auction Sale Date: 16/08/2025

Property Type: House (Res) Land Size: 728 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



