

# 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 26 Marcus Road, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,278,000

### 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/11/2025 18:47

Mark Di Giulio  
9842 8888  
0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,278,000

**Median House Price**

September quarter 2025: \$1,355,944



 3    1    1

**Property Type:** House

**Land Size:** 715 sqm approx

**Agent Comments**

## Comparable Properties



**20 Jacana Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**16 Jacana Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3    1    2

**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)**

**Agent Comments**

 3    1    2

**Price:** \$1,185,000

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** House (Res)

**Land Size:** 728 sqm approx

**Account - Barry Plant** | P: 03 9842 8888