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	394 Thompsons 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 \$1,050,000	&	\$1,100,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2025	to	31/03/2025		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	346 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,325,000	10/05/2025
2	71 Lowan Av TEMPLESTOWE LOWER 3107	\$1,160,000	27/02/2025
3	136 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,111,000	15/02/2025

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:	23/05/2025 15:13









Property Type: House Land Size: 671 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,100,000 **Median House Price** March quarter 2025: \$1,300,000

Comparable Properties



346 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) Agent Comments

Price: \$1,325,000

Method: Sold Before Auction

Date: 10/05/2025

Property Type: House (Res) Land Size: 667 sqm approx



71 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)

Price: \$1,160,000 Method: Private Sale Date: 27/02/2025

Property Type: House (Res) Land Size: 744 sqm approx

Agent Comments

Agent Comments



136 Templestowe Rd TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$1.111.000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 660 sqm approx

Account - Barry Plant | P: 03 9842 8888





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