# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

## Property offered for sale

Address	48 Jeffrey Street, 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 \$1,150,000	&	\$1,250,000
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#### 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

7,01	aress of comparable property	1 1100	Date of Sale
1	73 Hodgson St TEMPLESTOWE LOWER 3107	\$1,220,500	13/09/2025
2	50 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,185,000	16/08/2025
3	214 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,115,000	31/07/2025

#### 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:	22/10/2025 16:29



Date of sale

#### BARRYPLANT

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

\$1,150,000 - \$1,250,000 **Median House Price** September quarter 2025: \$1,355,944

**Indicative Selling Price** 

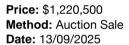
Property Type: House Land Size: 752 sqm approx **Agent Comments** 



# Comparable Properties

73 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Property Type: House (Res) Land Size: 722 sqm approx



50 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

3





Agent Comments

**Agent Comments** 

Price: \$1,185,000 Method: Auction Sale Date: 16/08/2025

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



214 Templestowe Rd TEMPLESTOWE LOWER 3107

(REI)





Price: \$1.115.000

Method: Sold Before Auction

Date: 31/07/2025

Property Type: House (Res) Land Size: 796 sqm approx

Account - Barry Plant | P: 03 9842 8888





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