

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 58 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,347,500 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 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	31 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,425,000	19/11/2025
2	48 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,406,000	31/10/2025
3	20 Jacana Av TEMPLESTOWE LOWER 3107	\$1,390,000	25/10/2025

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: 09/12/2025 14:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2025: \$1,347,500

Comparable Properties



31 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,425,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 914 sqm approx



48 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,406,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: House (Res)
Land Size: 752 sqm approx



20 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,390,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 726 sqm approx