

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 314 Thompsons Road, Templestowe Lower Vic 3107

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 \$1,369,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2025 to 31/12/2025 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	105 Swanston St TEMPLESTOWE LOWER 3107	\$1,160,000	14/02/2026
2	142 Thompsons Rd BULLEEN 3105	\$1,150,000	08/12/2025
3	153 Manningham Rd BULLEEN 3105	\$1,120,000	30/08/2025

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.~~

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2025: \$1,369,000



 4  2  4

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



105 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  1  1

Price: \$1,160,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 5

Property Type: House (Res)

Land Size: 655 sqm approx



142 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 3  1  4

Price: \$1,150,000

Method: Private Sale

Date: 08/12/2025

Property Type: House (Res)

Land Size: 747 sqm approx



153 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,120,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Jellis Craig | P: 03 8841 4888