

# 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

|  |
|--|
| 120 Templestowe 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)

Range between 

|           |
|-----------|
| \$850,000 |
|-----------|

 & 

|           |
|-----------|
| \$930,000 |
|-----------|

### Median sale price

Median price 

|             |
|-------------|
| \$1,111,000 |
|-------------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|                   |
|-------------------|
| Templestowe Lower |
|-------------------|

Period - From 

|            |
|------------|
| 01/10/2025 |
|------------|

 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 | 1/269 Thompsons Rd TEMPLESTOWE LOWER 3107 | \$850,000 | 11/02/2026   |
| 2 | 4/1 Merri St TEMPLESTOWE LOWER 3107       | \$938,888 | 31/01/2026   |
| 3 | 4/330 Thompsons Rd TEMPLESTOWE LOWER 3107 | \$935,000 | 08/11/2025   |

**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: 

|                  |
|------------------|
| 18/02/2026 17:35 |
|------------------|

Anthony Pittas

8841 4888

0400 079 408

anthonypittas@jellisrcraig.com.au

**Indicative Selling Price**

\$850,000 - \$930,000

**Median Unit Price**

December quarter 2025: \$1,111,000



 3  1  2

**Property Type:** House

**Land Size:** 315 sqm approx

Agent Comments

## Comparable Properties



1/269 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** Unit

**Land Size:** 308 sqm approx



4/1 Merri St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  1

**Price:** \$938,888

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** Unit



4/330 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** Unit

**Land Size:** 440 sqm approx

Account - Jellis Craig | P: 03 8841 4888