

# 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 2/5 Rooney Street, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,390,000 Property Type House 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	8a Corroboree PI TEMPLESTOWE LOWER 3107	\$1,530,000	10/02/2026
2	45a Linton Av TEMPLESTOWE LOWER 3107	\$1,389,000	19/12/2025
3			

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: 11/02/2026 16:56

Chris Savvides  
8841 4807  
0417 599 664

chrissavvides@jellisrcraig.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2025: \$1,390,000



 4  2  2

**Property Type:** Townhouse

**Land Size:** 227 sqm approx

Agent Comments

## Comparable Properties



**8a Corroboree PI TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 10/02/2026

**Property Type:** House



**45a Linton Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,389,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** House (Res)

**Land Size:** 325 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888