

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 7/207 Manningham Road, Templestowe Lower

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$780,000

Median sale price

Median price \$1,111,000 Property type Unit Suburb Templestowe Lower

Period - From Oct 2025 to Dec 2025 Source REIV

Comparable property sales

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. 3/450 Doncaster Road, Doncaster	\$ 690,000	21/09/2025
2. 9/450 Doncaster Road, Doncaster	\$ 640,000	1/10/2025
3. 2/12A Lincoln Drive, Bulleen	\$ 710,000	15/11/2025

This Statement of Information was prepared on: 12/02/2026

Comparable properties



\$ 690,000

3/450 Doncaster Road, Doncaster, Victoria

DATE: 21/09/2025

PROPERTY TYPE: TOWNHOUSE

 2  2
 1  sqm



\$ 640,000

9/450 Doncaster Road, Doncaster, Victoria

DATE: 1/10/2025

PROPERTY TYPE: TOWNHOUSE

 2  1
 1  sqm



\$ 710,000

2/12A Lincoln Drive, Bulleen, Victoria

DATE: 15/11/2025

PROPERTY TYPE: UNIT

 2  1
 1  sqm x

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