

# 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

3/142 Templestowe Road, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,475,000

### Median sale price

Median price

\$1,665,000

Property Type

House

Suburb

Templestowe

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	2a Gordons Rd TEMPLESTOWE LOWER 3107	\$1,470,000	08/08/2025
2	27 Somerset Dr VIEWBANK 3084	\$1,500,000	24/05/2025
3	34a Marcus Rd TEMPLESTOWE LOWER 3107	\$1,490,000	20/05/2025

**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:

11/11/2025 10:39

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**Indicative Selling Price**  
\$1,475,000

**Median House Price**

Year ending September 2025: \$1,665,000



**Property Type:**

Agent Comments

## Comparable Properties



**2a Gordons Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,470,000

**Method:** Private Sale

**Date:** 08/08/2025

**Property Type:** House (Res)

**Land Size:** 341 sqm approx



**27 Somerset Dr VIEWBANK 3084 (REI/VG)**

Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**34a Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 20/05/2025

**Property Type:** House (Res)

**Land Size:** 342 sqm approx

Account - Marshall White | P: 03 9822 9999



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