

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

1 Esther Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,250,000

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 | 9 Parker St TEMPLESTOWE LOWER 3107 | \$1,170,000 | 10/11/2025 |
| 2 | 6 Verene Av TEMPLESTOWE LOWER 3107 | \$1,210,000 | 27/09/2025 |
| 3 | 26 Marcus Rd TEMPLESTOWE LOWER 3107 | \$1,230,000 | 03/12/2025 |

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:

11/03/2026 10:47



Property Type: House

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



9 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: House (Res)

Land Size: 811 sqm approx



6 Verene Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 27/09/2025

Property Type: House (Res)

Land Size: 669 sqm approx



26 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 03/12/2025

Property Type: House (Res)

Land Size: 715 sqm approx