

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 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,280,000 & \$1,400,000

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 Rose Av BULLEEN 3105	\$1,300,000	21/03/2026
2	17 Alison Av BULLEEN 3105	\$1,370,000	29/11/2025
3	4 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,381,000	22/11/2025

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: 23/03/2026 14:00

Frank Perri
8841 4888
0414 680 483
frankperri@jellisrcraig.com.au



4 2 4

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,400,000
Median House Price
December quarter 2025: \$1,390,000

Comparable Properties



9 Rose Av BULLEEN 3105 (REI)

Agent Comments

2 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 617 sqm approx



17 Alison Av BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,370,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 562 sqm approx



4 Hill View Pde TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,381,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Account - Jellis Craig | P: 03 8841 4888