

# 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

254 Thompsons Road, 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 \$1,150,000 & \$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	26 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,230,000	03/12/2025
2	261 High St TEMPLESTOWE LOWER 3107	\$1,240,000	28/02/2026
3	18 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,268,000	22/12/2025

**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.~~

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Oliver Hu  
8841 4888  
0450 097 376  
oliverhu@jelliscraig.com.au



4   2   3

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2025: \$1,390,000

## Comparable Properties



**26 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**261 High St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,240,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**18 Jeffrey St TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

4   1   2

**Price:** \$1,268,000  
**Method:** Private Sale  
**Date:** 22/12/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx

**Account - Jellis Craig** | P: 03 8841 4888