

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

10 Rooney Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,369,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2025 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	360 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,441,500	15/11/2025
2	1 Sassafra Dr TEMPLESTOWE LOWER 3107	\$1,405,000	30/10/2025
3	20 Esther St TEMPLESTOWE LOWER 3107	\$1,430,000	13/09/2025

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: 24/02/2026 11:34



 4
  2
  3

Property Type: House
Land Size: 847 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,380,000 - \$1,480,000
Median House Price
 Year ending December 2025: \$1,369,000

Comparable Properties



360 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$1,441,500
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 683 sqm approx



1 Sassafra Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4
  2
  1

Price: \$1,405,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 699 sqm approx



20 Esther St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

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  2
  1

Price: \$1,430,000
Method: Auction Sale
Date: 13/09/2025
Rooms: 6
Property Type: House (Res)
Land Size: 734 sqm approx

Account - VICPROP | P: 03 8888 1011