### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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7 Jean Street, Templestowe Lower Vic 3107
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#### Indicative selling price

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

Range between \$1,	200,000	&	\$1,250,000
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#### Median sale price

Median price \$1,350,000	Pro	pperty Type Ho	use		Suburb	Templestowe Lower
Period - From 01/07/2024	to	30/06/2025	Sou	urce	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

1	24 Dillwynia Av TEMPLESTOWE LOWER 3107	\$1,150,000	07/07/2025
2	17 Unwin St TEMPLESTOWE 3106	\$1,265,000	18/06/2025
3	43 Timber Ridg DONCASTER 3108	\$1,200,000	17/06/2025

#### 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:	14/07/2025 16:52



Date of sale



Joseph Corsi 9870 6211 0418 149 290 josephcorsi@jelliscraig.com.au

**Indicative Selling Price** \$1,200,000 - \$1,250,000 **Median House Price** Year ending June 2025: \$1,350,000



Property Type: House Land Size: 691 sqm approx **Agent Comments** 

## Comparable Properties



24 Dillwynia Av TEMPLESTOWE LOWER 3107 (REI)



Agent Comments

Price: \$1,150,000

Method: Sold After Auction

Date: 07/07/2025

Property Type: House (Res) Land Size: 651 sqm approx



17 Unwin St TEMPLESTOWE 3106 (REI)





Agent Comments

Price: \$1,265,000 Method: Private Sale Date: 18/06/2025 Property Type: House Land Size: 809 sqm approx



43 Timber Ridg DONCASTER 3108 (REI)

Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 17/06/2025 Property Type: House Land Size: 737 sqm approx

Account - Jellis Craig | P: 03 9870 6211





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