

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

7 Jean Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2024

to

30/06/2025

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	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



3 1 2

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

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending June 2025: \$1,350,000

Comparable Properties



24 Dillwynia Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 1

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

3 1 2

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

3 1 2

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