

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

50 Marcus Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	115 Swanston St TEMPLESTOWE LOWER 3107	\$1,100,005	25/03/2025
2	6 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,115,000	06/03/2025
3	25 Gertrude St TEMPLESTOWE LOWER 3107	\$1,230,000	15/02/2025

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 11:51

50 Marcus Road, Templestowe Lower Vic 3107

**Jellis
Craig**

Anthony Pittas

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

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



3 1 2

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



115 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 1 2

Price: \$1,100,005

Method: Private Sale

Date: 25/03/2025

Property Type: House

Land Size: 654 sqm approx



6 Herlihy Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 1 2

Price: \$1,115,000

Method: Private Sale

Date: 06/03/2025

Property Type: House (Res)

Land Size: 651 sqm approx



25 Gertrude St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 1 2

Price: \$1,230,000

Method: Private Sale

Date: 15/02/2025

Property Type: House

Land Size: 737 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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