

# 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

8a Rosebank Terrace, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,290,000 & \$1,360,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2025 to 31/03/2025 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	6A Crawford Rd TEMPLESTOWE LOWER 3107	\$1,388,000	13/03/2025
2	79 Millicent Av BULLEEN 3105	\$1,215,000	01/02/2025
3	23b Buckingham Cr DONCASTER 3108	\$1,350,000	24/12/2024

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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**Indicative Selling Price**

\$1,290,000 - \$1,360,000

**Median House Price**

March quarter 2025: \$1,300,000



 3  3  2

**Property Type:** House

**Land Size:** 314 sqm approx

**Agent Comments**

## Comparable Properties



**6A Crawford Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,388,000

**Method:** Private Sale

**Date:** 13/03/2025

**Property Type:** Townhouse (Single)



**79 Millicent Av BULLEEN 3105 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 01/02/2025

**Property Type:** Townhouse (Res)



**23b Buckingham Cr DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 24/12/2024

**Property Type:** Townhouse (Res)

**Land Size:** 258 sqm approx

**Account - Barry Plant** | P: 03 9842 8888