

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 \$990,000

&

\$1,080,000

Median sale price

Median price \$1,388,500

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2025

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	4 Balsam St TEMPLESTOWE LOWER 3107	\$1,067,000	27/05/2025
2	115 Swanston St TEMPLESTOWE LOWER 3107	\$1,100,005	25/03/2025
3	14 Millicent Av BULLEEN 3105	\$986,500	22/02/2025

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:

29/07/2025 12:10

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Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

June quarter 2025: \$1,388,500



3 1 2

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



4 Balsam St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,067,000

Method: Private Sale

Date: 27/05/2025

Property Type: House

Land Size: 667 sqm approx



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



14 Millicent Av BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$986,500

Method: Private Sale

Date: 22/02/2025

Property Type: House

Land Size: 675 sqm approx