

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

19 Macedon Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

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	50 Unwin St TEMPLESTOWE 3106	\$1,780,000	22/02/2025
2	21 Eric Av TEMPLESTOWE LOWER 3107	\$1,850,000	20/05/2025
3	6 Morang Av TEMPLESTOWE LOWER 3107	\$1,871,000	15/03/2025

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 10:30

19 Macedon Court, Templestowe Lower Vic 3107

**Jellis
Craig**

Shaun Wang

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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

June quarter 2025: \$1,388,500



 5  3  3

Property Type: House

Land Size: 840 sqm approx

Agent Comments

Comparable Properties



50 Unwin St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  3

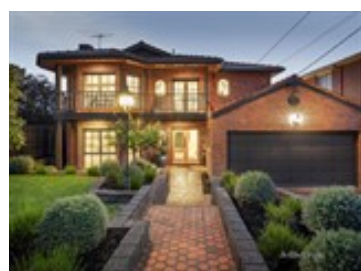
Price: \$1,780,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 1115 sqm approx



21 Eric Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,850,000

Method: Private Sale

Date: 20/05/2025

Property Type: House (Res)

Land Size: 662 sqm approx



6 Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,871,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 726 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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