

# 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

85 Hodgson Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,345,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2024

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	115 Swanston St TEMPLESTOWE LOWER 3107	\$1,100,005	25/03/2025
2	136 Swanston St TEMPLESTOWE LOWER 3107	\$1,117,500	10/05/2025
3	71 Lowan Av TEMPLESTOWE LOWER 3107	\$1,160,000	27/02/2025

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:

02/07/2025 13:13

85 Hodgson Street, Templestowe Lower Vic 3107

**Jellis  
Craig**

Frank Perri

8841 4888

0414 680 483

frankperri@jellisrcraig.com.au

**Indicative Selling Price**

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

**Median House Price**

Year ending March 2025: \$1,345,000



3 1 2

**Property Type:** House

**Land Size:** 698 sqm approx

**Agent Comments**

## Comparable Properties



**115 Swanston St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,100,005

**Method:** Private Sale

**Date:** 25/03/2025

**Property Type:** House

**Land Size:** 654 sqm approx



**136 Swanston St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,117,500

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**71 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 27/02/2025

**Property Type:** House (Res)

**Land Size:** 744 sqm approx

**Account - Jellis Craig** | P: 03 8841 4888



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