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

315 THOMPSONS ROAD TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee	·	\$1,320,000	&	\$1,450,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$1,332,500	Prop	erty type	e House		Suburb	Templestowe Lower	
Period-from	01 Jul 2024	to	30 Jun 2	025	Source		Cotality	

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 6 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	
346 THOMPSONS ROAD TEMPLESTOWE LOWER VIC 3107	\$1,325,000	11-May-25	
7 ARAPILLES DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,450,000	05-Apr-25	
61 HODGSON STREET TEMPLESTOWE LOWER VIC 3107	\$1,420,000	03-May-25	

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 6 months.

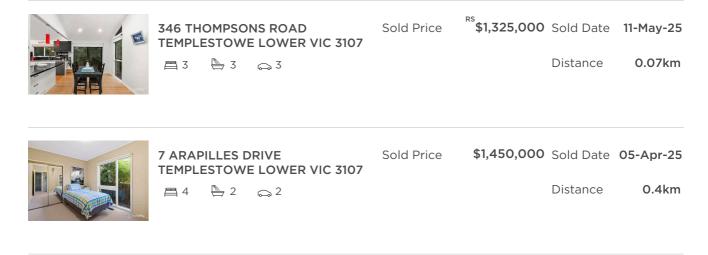
This Statement of Information was prepared on: 24 July 2025



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E bonnieshang@mcgrath.com.au



61 HODGSON STREET TEMPLESTOWE LOWER VIC 3107		Sold Price	^{RS} \$1,420,000	Sold Date	03-May-25
📇 3	ç ⇒ 2			Distance	0.54km

RS = Recent sale UN = Undisclosed Sale

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