

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

1/3 Rae Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$944,444

Property Type

Unit

Suburb

Templestowe Lower

Period - From

20/04/2025

to

19/04/2026

Source

Property Data

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	1/2 Sunhill Rd TEMPLESTOWE LOWER 3107	\$897,000	12/03/2026
2	1/269 Thompsons Rd TEMPLESTOWE LOWER 3107	\$850,000	11/02/2026
3	2/7 Westwood Dr BULLEEN 3105	\$932,000	31/01/2026

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:

20/04/2026 22:07

Stiven Mrkela
(03) 9499 7992
0410 635 201

stivenmrkela@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

20/04/2025 - 19/04/2026: \$944,444



3 1 1

Property Type: Unit

Land Size: 339 sqm approx

Agent Comments

Comparable Properties



1/2 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: \$897,000

Method: Private Sale

Date: 12/03/2026

Property Type: Unit

Land Size: 508 sqm approx

Agent Comments

Larger land holding



1/269 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

3 2 1

Price: \$850,000

Method: Private Sale

Date: 11/02/2026

Property Type: Unit

Land Size: 308 sqm approx

Agent Comments



2/7 Westwood Dr BULLEEN 3105 (REI/VG)

3 1 2

Price: \$932,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Unit

Land Size: 263 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996