

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

112 Pleasant Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,335,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2026 to 30/06/2026 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	15 Walter St BULLEEN 3105	\$1,618,000	08/08/2026
2	86 Latrobe St BULLEEN 3105	\$1,430,000	16/05/2026
3	19a Morang Av TEMPLESTOWE LOWER 3107	\$1,440,000	08/05/2026

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:

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2026: \$1,335,000



 4  2  2

Property Type: House

Land Size: 355 sqm approx

Agent Comments

Comparable Properties



15 Walter St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,618,000

Method: Private Sale

Date: 08/08/2026

Property Type: House

Land Size: 409 sqm approx



86 Latrobe St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000

Method: Auction Sale

Date: 16/05/2026

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 385 sqm approx



19a Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,440,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: House

Land Size: 300 sqm approx

Account - Barry Plant | P: 03 9842 8888