

# 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

2/271 Manningham Road, 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$760,101

Property Type

Unit

Suburb

Templestowe Lower

Period - From

20/08/2025

to

19/08/2026

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 | 2/79 Willow Bnd BULLEEN 3105      | \$881,000 | 25/07/2026   |
| 2 | 1/3 Rae St TEMPLESTOWE LOWER 3107 | \$799,000 | 24/05/2026   |
| 3 | 2/32 Marjorie Cl BULLEEN 3105     | \$780,000 | 22/05/2026   |

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:

20/08/2026 16:32

Brett Philipp

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

20/08/2025 - 19/08/2026: \$760,101



3 1 1

**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/79 Willow Bnd BULLEEN 3105 (REI)**

**Agent Comments**

3 2 2

**Price:** \$881,000

**Method:** Auction Sale

**Date:** 25/07/2026

**Property Type:** Unit



**1/3 Rae St TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$799,000

**Method:** Private Sale

**Date:** 24/05/2026

**Property Type:** Unit

**Land Size:** 339 sqm approx



**2/32 Marjorie CI BULLEEN 3105 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 22/05/2026

**Property Type:** Unit

**Land Size:** 223 sqm approx

**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799