

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

50 Bryson Grove, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,378,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2025

to

31/03/2026

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	254 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,190,000	18/04/2026
2	105 Swanston St TEMPLESTOWE LOWER 3107	\$1,160,000	14/02/2026
3	18 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,268,000	22/12/2025

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:

20/05/2026 15:43

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2026: \$1,378,000



4 2 2

Property Type: House

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



254 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,190,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 650 sqm approx



105 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 1 1

Price: \$1,160,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 5

Property Type: House (Res)

Land Size: 655 sqm approx



18 Jeffrey St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 1 2

Price: \$1,268,000

Method: Private Sale

Date: 22/12/2025

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 8841 4888