

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

5A Rae Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,145,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

22/07/2025

to

21/07/2026

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	23 Lowan Av TEMPLESTOWE LOWER 3107	\$1,600,000	06/07/2026
2	2/15 Moresby Av BULLEEN 3105	\$1,625,000	21/05/2026
3	1B Rose Av BULLEEN 3105	\$1,550,000	18/04/2026

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:

22/07/2026 16:52



 4  3  2

Property Type: Townhouse

Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Townhouse Price

22/07/2025 - 21/07/2026: \$1,145,000

Comparable Properties



23 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Private Sale

Date: 06/07/2026

Property Type: Townhouse (Res)



2/15 Moresby Av BULLEEN 3105 (REI)

Agent Comments

 4  4  2

Price: \$1,625,000

Method: Private Sale

Date: 21/05/2026

Property Type: Townhouse (Res)

Land Size: 435 sqm approx



1B Rose Av BULLEEN 3105 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,550,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)

Land Size: 310 sqm approx