

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

7 Macedon Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 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	31 Hawtin St TEMPLESTOWE 3106	\$1,811,500	11/04/2026
2	2 Penderel Way BULLEEN 3105	\$2,000,000	27/11/2025
3	14 Glen Ct TEMPLESTOWE 3106	\$1,830,000	14/11/2025

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:

04/05/2026 12:15



6 3 3

Property Type: House

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



31 Hawtin St TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 3

Price: \$1,811,500

Method: Auction Sale

Date: 11/04/2026

Rooms: 7

Property Type: House (Res)

Land Size: 740 sqm approx



2 Penderel Way BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 700 sqm approx



14 Glen Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

6 2 4

Price: \$1,830,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

Land Size: 803 sqm approx