

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

8 Cassinia Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

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	17 Winston Dr DONCASTER 3108	\$1,395,000	14/03/2026
2	47 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,447,000	07/12/2025
3			

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:

25/05/2026 14:54

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Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

March quarter 2026: \$1,450,000



4 2 2

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Comparable Properties



17 Winston Dr DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,395,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 654 sqm approx



47 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

5 3 2

Price: \$1,447,000
Method: Expression of Interest
Date: 07/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx

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.