

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 Chatsworth Quadrant, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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	5a Philip Av DONCASTER 3108	\$1,720,000	02/05/2026
2	36a Marcus Rd TEMPLESTOWE LOWER 3107	\$1,888,888	28/02/2026
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:

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Anthony Pittas

8841 4888

0400 079 408

anthonypittas@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2026: \$1,450,000



 4  3  2

Property Type: House

Agent Comments

Comparable Properties



5a Philip Av DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,720,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)



36a Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,888,888

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 373 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.

Account - Jellis Craig | P: 03 8841 4888



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