

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

9/3 Venn Mews, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$1,019,980

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/06/2026

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	3/102-106 Thompsons Rd BULLEEN 3105	\$854,000	17/01/2026
2			
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:

13/07/2026 14:48

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jellisrcraig.com.au

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending June 2026: \$1,019,980



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



3/102-106 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

3 2 1

Price: \$854,000
Method: Private Sale
Date: 17/01/2026
Property Type: Townhouse (Res)
Land Size: 160 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.