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	4 Jacov Gardens, Templestowe Vic 3106

Indicative selling price

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

Range between $4,500,000 & $4,950,000

Median sale price

Median price $1,665,000 Property Type House Suburb Templestowe

Period - From 01/10/2024 to 30/09/2025 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	47 Obriens La TEMPLESTOWE 3106	$4,540,000	10/07/2025
2	23 Sarah Cr TEMPLESTOWE 3106	$5,030,000	07/07/2025
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: 16/10/2025 09:29

4 Jacov Gardens, Templestowe Vic 3106

JellisCraig

Shaun Wang
8841 4888
0433 958 818
shaunwang@jelliscraig.com.au



6 6 4

Property Type: House
Land Size: 4285 sqm approx

Agent Comments

Indicative Selling Price
$4,500,000 - $4,950,000
Median House Price
Year ending September 2025: $1,665,000

Comparable Properties



47 Obriens La TEMPLESTOWE 3106 (REI/VG)

4 4 3

Price: $4,540,000
Method: Private Sale
Date: 10/07/2025
Property Type: House (Res)
Land Size: 4034 sqm approx

Agent Comments



23 Sarah Cr TEMPLESTOWE 3106 (REI)

5 3 4

Price: $5,030,000
Method: Expression of Interest
Date: 07/07/2025
Property Type: House (Res)
Land Size: 4067 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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