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<br>Including suburb and postcode | 36a Marcus Road, 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 $1,390,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2025 to 31/12/2025 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 | 9 Hotham St TEMPLESTOWE LOWER 3107 | $1,635,000 | 25/10/2025 |
| 2 | 12 Morang Av TEMPLESTOWE LOWER 3107 | $1,725,000 | 20/09/2025 |
| 3 | 10 Marianne Way DONCASTER 3108 | $1,889,000 | 25/10/2025 |

**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: 04/02/2026 16:39

# 36a Marcus Road, Templestowe Lower Vic 3107

JellisCraig

Frank Perri
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0414 680 483
frankperri@jelliscraig.com.au



4 3 2

**Property Type:** House
**Land Size:** 373 sqm approx

Agent Comments

**Indicative Selling Price**
$1,700,000 - $1,800,000
**Median House Price**
December quarter 2025: $1,390,000

## Comparable Properties



### 9 Hotham St TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

**Price:** $1,635,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** House (Res)
**Land Size:** 350 sqm approx

Agent Comments



### 12 Morang Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

**Price:** $1,725,000
**Method:** Auction Sale
**Date:** 20/09/2025
**Property Type:** Townhouse (Res)
**Land Size:** 369 sqm approx

Agent Comments



### 10 Marianne Way DONCASTER 3108 (REI/VG)

4 3 2

**Price:** $1,889,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** House (Res)
**Land Size:** 368 sqm approx

Agent Comments



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