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 | 1 Esther Street, Templestowe Lower Vic 3107 |

## Indicative selling price

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

Single price $1,275,000

## 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 | 26 Marcus Rd TEMPLESTOWE LOWER 3107 | $1,230,000 | 03/12/2025 |
| 2 | 14-16 Riverwood La TEMPLESTOWE LOWER 3107 | $1,238,000 | 13/02/2026 |
| 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: 20/04/2026 12:44

# 1 Esther Street, Templestowe Lower Vic 3107

JellisCraig

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au




3 1 3

**Property Type:** House
**Land Size:** 721 sqm approx

Agent Comments

**Indicative Selling Price**
$1,275,000
**Median House Price**
March quarter 2026: $1,450,000

## Comparable Properties



**26 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

3 1 1

**Price:** $1,230,000
**Method:** Private Sale
**Date:** 03/12/2025
**Property Type:** House (Res)
**Land Size:** 715 sqm approx

Agent Comments



**14-16 Riverwood La TEMPLESTOWE LOWER 3107 (REI)**

3 1 2

**Price:** $1,238,000
**Method:** Private Sale
**Date:** 13/02/2026
**Property Type:** House (Res)
**Land Size:** 686 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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