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: 254 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,150,000 & $1,200,000

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	3 Lorna Ct TEMPLESTOWE LOWER 3107	$1,130,000	02/03/2026
2	46 Furneaux Gr BULLEEN 3105	$1,230,000	20/02/2026
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: 14/04/2026 15:54

254 Thompsons Road, Templestowe Lower Vic 3107

JellisCraig

Oliver Hu
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4 2 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
March quarter 2026: $1,450,000

Comparable Properties



3 Lorna Ct TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,130,000
Method: Private Sale
Date: 02/03/2026
Property Type: House
Land Size: 714 sqm approx

Agent Comments



46 Furneaux Gr BULLEEN 3105 (REI)

4 3 2

Price: $1,230,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: House
Land Size: 688 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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