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	120 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,265,000

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	5 Helene St BULLEEN 3105	$1,300,000	14/03/2026
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: 02/06/2026 09:32

120 Swanston Street, Templestowe Lower Vic 3107

JellisCraig

Frank Perri
8841 4888
0414 680 483
frankperri@jelliscraig.com.au

Indicative Selling Price
$1,265,000
Median House Price
March quarter 2026: $1,450,000



4 2 4

Property Type: House
Land Size: 654 sqm approx

Agent Comments

Comparable Properties



5 Helene St BULLEEN 3105 (REI/VG)

4 2 5

Price: $1,300,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 628 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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