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	117 Macedon Road, Templestowe Lower VIC 3107

Indicative selling price

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

Single price	$1,525,000

Median sale price

Median price	$1,357,000	Property Type	House	Suburb	Templestowe Lower
Period - From	20/11/2025	to	19/05/2026	Source	price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
119 Macedon Road Templestowe Lower VIC	$1,599,000	21/03/2026
117A Macedon Road, Templestowe Lower	$1,615,000	17/04/2026

This Statement of Information was prepared on: 21/05/2026