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 | 358 GEORGE STREET TEMPLESTOWE LOWER VIC 3107 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,250,000 | & | $1,300,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $900,000 | Property type | Unit | Suburb | Templestowe Lower |
| Period-from | 01 May 2025 | to | 30 Apr 2026 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 6/285-287 GEORGE STREET DONCASTER VIC 3108 | $1,260,000 | 05-Jan-26 |
| 1A JOSEPH STREET TEMPLESTOWE LOWER VIC 3107 | $1,280,000 | 26-Apr-26 |
| 1/49 JOHN STREET TEMPLESTOWE LOWER VIC 3107 | $1,288,000 | 06-Dec-25 |

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 6 months.~~

This Statement of Information was prepared on: 16 May 2026

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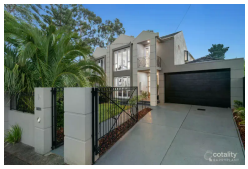
**6/285-287 GEORGE STREET DONCASTER VIC 3108**

3 3 2

Sold Price **$1,260,000** Sold Date **05-Jan-26**

Distance **0.66km**



**1A JOSEPH STREET TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price RS **$1,280,000** UN Sold Date **26-Apr-26**

Distance **1.04km**



**1/49 JOHN STREET TEMPLESTOWE LOWER VIC 3107**

3 2 2

Sold Price **$1,288,000** Sold Date **06-Dec-25**

Distance **1.1km**

**RS** = Recent sale **UN** = Undisclosed Sale

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