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	1/3 Rae Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $799,000

Median sale price

Median price $1,010,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2025 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	1/2 Sunhill Rd TEMPLESTOWE LOWER 3107	$897,000	12/03/2026
2	1/269 Thompsons Rd TEMPLESTOWE LOWER 3107	$850,000	11/02/2026
3	2/83 Willow Bnd BULLEEN 3105	$795,000	08/12/2025

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: 19/05/2026 18:19

1/3 Rae Street, Templestowe Lower Vic 3107

JellisCraig

Stiven Mrkela
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0410 635 201
stivenmrkela@jelliscraig.com.au



3 1 1

Property Type: Unit
Land Size: 339 sqm approx

Agent Comments

Indicative Selling Price
$799,000
Median Unit Price
Year ending March 2026: $1,010,000

Comparable Properties



1/2 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $897,000
Method: Private Sale
Date: 12/03/2026
Property Type: Unit
Land Size: 508 sqm approx

Agent Comments



1/269 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 1

Price: $850,000
Method: Private Sale
Date: 11/02/2026
Property Type: Unit
Land Size: 308 sqm approx

Agent Comments



2/83 Willow Bnd BULLEEN 3105 (REI/VG)

3 1 1

Price: $795,000
Method: Private Sale
Date: 08/12/2025
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments

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