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	4/8 Rosa Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $740,000 & $790,000

Median sale price

Median price $850,000 Property Type Unit Suburb Templestowe Lower

Period - From 07/03/2023 to 06/03/2024 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	18/60 Parker St TEMPLESTOWE LOWER 3107	$790,000	25/10/2023
2	2/120 High St DONCASTER 3108	$780,000	19/09/2023
3	11/224 Williamsons Rd DONCASTER 3108	$775,000	02/03/2024

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: 07/03/2024 16:24

4/8 Rosa Street, Templestowe Lower Vic 3107



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median Unit Price
07/03/2023 - 06/03/2024: $850,000

Comparable Properties



18/60 Parker St TEMPLESTOWE LOWER 3107 (VG)

2 - -

Price: $790,000
Method: Sale
Date: 25/10/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/120 High St DONCASTER 3108 (REI/VG)

2 1 1

Price: $780,000
Method: Private Sale
Date: 19/09/2023
Property Type: Unit
Land Size: 132 sqm approx

Agent Comments



11/224 Williamsons Rd DONCASTER 3108 (REI)

2 1 1

Price: $775,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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