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 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,350,000 Property Type House Suburb Templestowe Lower

Period - From 29/05/2024 to 28/05/2025 Source Property Data

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	6 Merri St TEMPLESTOWE LOWER 3107	$1,668,000	25/04/2025
2	104a Macedon Rd TEMPLESTOWE LOWER 3107	$1,725,000	22/04/2025
3	11a Jeffrey St TEMPLESTOWE LOWER 3107	$1,660,000	13/03/2025

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: 29/05/2025 14:59

4 Herlihys Road, Templestowe Lower Vic 3107



4 3 2

Property Type: House
Land Size: 335m2 (approx.) sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
29/05/2024 - 28/05/2025: $1,350,000

Comparable Properties



6 Merri St TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,668,000
Method: Private Sale
Date: 25/04/2025
Property Type: House
Land Size: 446 sqm approx

Agent Comments



104a Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

4 4 2

Price: $1,725,000
Method: Private Sale
Date: 22/04/2025
Property Type: House (Res)

Agent Comments



11a Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,660,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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