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	18 Rooney Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,200,000 & $1,280,000

Median sale price

Median price $1,347,500 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 to 30/09/2025 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	42 Eucalypt Av TEMPLESTOWE LOWER 3107	$1,280,000	23/09/2025
2	85 Hodgson St TEMPLESTOWE LOWER 3107	$1,245,000	26/07/2025
3	1 Milsom Av TEMPLESTOWE LOWER 3107	$1,205,000	18/06/2025

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: 25/11/2025 17:11

18 Rooney Street, Templestowe Lower Vic 3107

JellisCraig

Anthony Pittas
8841 4888
0400 079 408
anthonypittas@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 774 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,280,000
Median House Price
Year ending September 2025: $1,347,500

Comparable Properties



42 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 23/09/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



85 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,245,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



1 Milsom Av TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 1

Price: $1,205,000
Method: Sold Before Auction
Date: 18/06/2025
Property Type: House (Res)
Land Size: 856 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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