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 Jeffrey Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,298,000

Median sale price

Median price $1,355,944 Property Type House Suburb Templestowe Lower

Period - From 01/07/2025 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	240 Manningham Rd TEMPLESTOWE LOWER 3107	$1,300,000	08/11/2025
2	4 Alison Av BULLEEN 3105	$1,267,000	23/10/2025
3	21 Bryson Gr TEMPLESTOWE LOWER 3107	$1,305,000	19/07/2025

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: 16/12/2025 09:55

18 Jeffrey Street, Templestowe Lower Vic 3107

JellisCraig

George Pangalos
8841 4888
0430 060 123
georgepangalos@jelliscraig.com.au



4 1 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,298,000
Median House Price
September quarter 2025: $1,355,944

Comparable Properties



240 Manningham Rd TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,300,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



4 Alison Av BULLEEN 3105 (REI)

4 2 2

Price: $1,267,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



21 Bryson Gr TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 2

Price: $1,305,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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