

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

3/3 Tasker Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$993,000

Median sale price

Median price

\$1,089,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

22/03/2025

to

21/03/2026

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	1/334 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,010,000	21/03/2026
2	15 Kenneth St BULLEEN 3105	\$960,000	20/12/2025
3	4 Harold St BULLEEN 3105	\$1,080,000	05/12/2025

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:

22/03/2026 10:38

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Indicative Selling Price

\$993,000

Median Townhouse Price

22/03/2025 - 21/03/2026: \$1,089,000



 4  3  2

Property Type: Townhouse

Land Size: 225 sqm approx

Agent Comments

Comparable Properties



1/334 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,010,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 482 sqm approx



15 Kenneth St BULLEEN 3105 (REI)

Agent Comments

 4  2  1

Price: \$960,000

Method: Private Sale

Date: 20/12/2025

Property Type: Townhouse (Res)

Land Size: 255 sqm approx



4 Harold St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,080,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Res)

Land Size: 242 sqm approx

Account - Barry Plant | P: 03 9842 8888