

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,117,500 Property Type Townhouse Suburb Templestowe Lower

Period - From 27/02/2025 to 26/02/2026 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	15 Kenneth St BULLEEN 3105	\$960,000	20/12/2025
2	1/357 High St TEMPLESTOWE LOWER 3107	\$1,022,000	05/12/2025
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: 27/02/2026 21:39

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**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median Townhouse Price**

27/02/2025 - 26/02/2026: \$1,117,500



 4  3  2

**Property Type:** Townhouse

**Land Size:** 225 sqm approx

Agent Comments

## Comparable Properties



**15 Kenneth St BULLEEN 3105 (REI)**

Agent Comments

 4  2  1

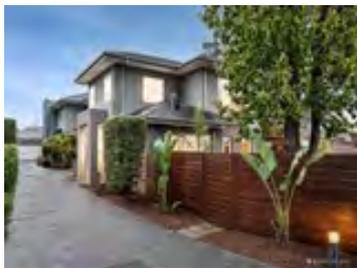
**Price:** \$960,000

**Method:** Private Sale

**Date:** 20/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 255 sqm approx



**1/357 High St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,022,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 247 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

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