

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

7 Macedon Court, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2026

to

31/03/2026

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	319 High St TEMPLESTOWE LOWER 3107	\$1,790,000	10/04/2026
2	10 Union St TEMPLESTOWE LOWER 3107	\$1,770,000	07/02/2026
3			

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:

01/06/2026 10:24

Anthony Pittas

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Indicative Selling Price

\$1,750,000

Median House Price

March quarter 2026: \$1,450,000



6 3 3

Property Type: House

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



319 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

6 3 2

Price: \$1,790,000

Method: Private Sale

Date: 10/04/2026

Property Type: House

Land Size: 662 sqm approx



10 Union St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 3 3

Price: \$1,770,000

Method: Private Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 713 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888