

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

11a Jeffrey Street, Templestowe Lower Vic 3107
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Indicative selling price

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

Range between

\$1,525,000

 &

\$1,625,000

Median sale price

Median price

\$1,360,000

 Property Type

House

 Suburb

Templestowe Lower

Period - From

01/01/2024

 to

31/12/2024

 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	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,570,000	08/02/2025
2	10 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,585,000	12/12/2024
3	24 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,563,500	07/09/2024

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:

03/03/2025 17:15



4 3 2

Property Type: House
Land Size: 386 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,525,000 - \$1,625,000
Median House Price
 Year ending December 2024: \$1,360,000

Comparable Properties



11 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,570,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)

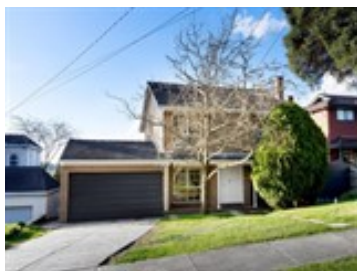


10 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,585,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 345 sqm approx



24 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

4 2 2

Price: \$1,563,500
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 747 sqm approx

Account - VICPROP | P: 03 8888 1011



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