

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

25 Gertrude Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2024

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	20 Kanooka Av TEMPLESTOWE LOWER 3107	\$1,120,000	07/12/2024
2	1 Janet St TEMPLESTOWE LOWER 3107	\$1,255,000	26/10/2024
3	28 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,250,000	06/09/2024

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:

23/01/2025 11:52



 3  1  2

Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2024: \$1,310,000

Comparable Properties



20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,120,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 729 sqm approx



1 Janet St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,255,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 721 sqm approx



28 Jeffrey St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 06/09/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Account - Barry Plant | P: 03 9842 8888