

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	1-2/9 Eric Avenue, Templestowe Lower Vic 3107
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1/9 Eric Avenue Templestowe Lower		Or range between	\$1,900,000	&	\$2,090,000
2/9 Eric Avenue Templestowe Lower		Or range between	\$1,900,000	&	\$2,090,000
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$1,012,500	Suburb	Templestowe Lower		
Period - From	01/01/2025	to	31/03/2025	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
1/9 Eric Avenue Templestowe Lower	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,570,000	08/02/2025
	11a Jeffrey St TEMPLESTOWE LOWER 3107	\$1,660,000	13/03/2025
	15 Harold St BULLEEN 3105	\$1,700,000	01/03/2025

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
2/9 Eric Avenue Templestowe Lower	11a Jeffrey St TEMPLESTOWE LOWER 3107	\$1,660,000	13/03/2025
	15 Harold St BULLEEN 3105	\$1,700,000	01/03/2025
	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,570,000	08/02/2025

Unit type or class

e.g. One bedroom
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	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

30/06/2025 16:55