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	2 Andromeda Way, 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 \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,355,944	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2025	to	30/09/2025		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

Address of comparable property		Price	Date of sale
1	43 Lawanna Dr TEMPLESTOWE 3106	\$1,315,000	08/11/2025
2	15 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,741,000	18/10/2025
3	51 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,399,000	14/06/2025

OR

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

This Statement of Information was prepared on:	12/11/2025 16:24













Property Type: House Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** September quarter 2025: \$1,355,944

Comparable Properties



43 Lawanna Dr TEMPLESTOWE 3106 (REI)

Price: \$1,315,000







Method: Auction Sale Date: 08/11/2025 Property Type: House (Res)

Land Size: 777 sqm approx

Agent Comments



15 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)







Agent Comments

Agent Comments

Price: \$1,741,000 Method: Auction Sale Date: 18/10/2025

Property Type: House (Res) Land Size: 650 sqm approx



51 Lynnwood Pde TEMPLESTOWE LOWER 3107

(REI/VG)

بدیا







Price: \$1,399,000 Method: Private Sale Date: 14/06/2025 Property Type: House Land Size: 655 sqm approx

Account - Barry Plant | P: 03 9842 8888





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