

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

12 Gertrude Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,388,500

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2025

to

30/06/2025

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	Price	Date of sale
1	11 Hodgson St TEMPLESTOWE LOWER 3107	\$854,000	05/07/2025
2	1/16 Harold St BULLEEN 3105	\$876,000	28/06/2025
3	2/19 Gertrude St TEMPLESTOWE LOWER 3107	\$892,000	01/03/2025

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:

14/07/2025 12:54



2 2 2

Property Type: House
Land Size: 333 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2025: \$1,388,500

Comparable Properties



11 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

2 1 2

Price: \$854,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 379 sqm approx



1/16 Harold St BULLEEN 3105 (REI)

Agent Comments

2 1 1

Price: \$876,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit
Land Size: 290 sqm approx



2/19 Gertrude St TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

3 2 1

Price: \$892,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit
Land Size: 174 sqm approx