

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

13 Jeffrey Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,895,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Templestowe Lower

Period - From

04/12/2024

to

03/12/2025

Source

Property Data

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	2 Penderel Way BULLEEN 3105	\$2,000,000	27/11/2025
2	12 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,950,000	16/11/2025
3	28a Rooney St TEMPLESTOWE LOWER 3107	\$1,900,000	05/11/2025

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:

04/12/2025 10:13

13 Jeffrey Street, Templestowe Lower Vic 3107



first
national
REAL ESTATE

Bill Schlink

Eddie Fakhri

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4 2 2

Property Type: House

Land Size: 777 sqm approx

Agent Comments

Indicative Selling Price

\$1,895,000

Median House Price

04/12/2024 - 03/12/2025: \$1,350,000

Comparable Properties



2 Penderel Way BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 700 sqm approx



12 Corroboree PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 3 3

Price: \$1,950,000

Method: Private Sale

Date: 16/11/2025

Property Type: House



28a Rooney St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: Townhouse (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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