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	
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Indicative selling price

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

Range between \$1,650,000	&	\$1,750,000
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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

Add	dress of comparable property	Price	Date of sale
1	69 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,731,000	11/10/2025
2	12 Morang Av TEMPLESTOWE LOWER 3107	\$1,725,000	20/09/2025
3	19 William St BULLEEN 3105	\$1,661,000	20/09/2025

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:	10/11/2025 16:40











Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** September guarter 2025: \$1,355,944

Comparable Properties



69 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107

(REI)







Price: \$1,731,000 Method: Auction Sale Date: 11/10/2025 Property Type: House Land Size: 654 sqm approx

12 Morang Av TEMPLESTOWE LOWER 3107 (REI/VG)









Agent Comments

Agent Comments



Price: \$1,725,000 Method: Auction Sale

Date: 20/09/2025

Property Type: Townhouse (Res) Land Size: 369 sqm approx

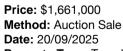
19 William St BULLEEN 3105 (REI)







Agent Comments



Property Type: Townhouse (Res) Land Size: 279 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



