

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

19/4 Gambier Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,110,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 12/03/2024 to 11/03/2025 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	2/19 Gertrude St TEMPLESTOWE LOWER 3107	\$892,000	01/03/2025
2	7/206 High St TEMPLESTOWE LOWER 3107	\$855,000	14/12/2024
3	5/32 John St TEMPLESTOWE LOWER 3107	\$825,000	05/10/2024

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: 12/03/2025 16:45



 3  1  2

Property Type: Townhouse

Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Townhouse Price

12/03/2024 - 11/03/2025: \$1,110,000

Comparable Properties



2/19 Gertrude St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  1

Price: \$892,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Unit

Land Size: 174 sqm approx



7/206 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$855,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Townhouse (Res)

Land Size: 143 sqm approx



5/32 John St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$825,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Unit

Land Size: 185 sqm approx

Account - Barry Plant | P: 03 9842 8888