## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

222 Greenslopes Drive, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between \$1,950,000	&	\$2,100,000
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#### Median sale price

Median price	\$1,345,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/04/2024	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	63 Astley St TEMPLESTOWE LOWER 3107	\$2,075,000	21/06/2025
2	13 Eagle Rise TEMPLESTOWE LOWER 3107	\$1,956,000	27/02/2025
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#### 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:	07/07/2025 10:23



Date of sale







**Property Type:** House (Res) **Land Size:** 405 sqm approx

Agent Comments

Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending March 2025: \$1,345,000

# Comparable Properties



63 Astley St TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

**Price:** \$2,075,000 **Method:** Auction Sale **Date:** 21/06/2025

Property Type: House (Res) Land Size: 746 sqm approx



13 Eagle Rise TEMPLESTOWE LOWER 3107 (REI/VG)

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**Agent Comments** 

**Price:** \$1,956,000 **Method:** Private Sale **Date:** 27/02/2025

Property Type: House (Res) Land Size: 683 sqm approx

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.

Account - VICPROP | P: 03 8888 1011





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