

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

26 Ardgower Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,347,500

Property Type

House

Suburb

Templestowe Lower

Period - From

30/07/2024

to

29/07/2025

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	85 Hodgson St TEMPLESTOWE LOWER 3107	\$1,245,000	26/07/2025
2	10 Morecambe Ct TEMPLESTOWE 3106	\$1,230,000	26/07/2025
3	17 Lowan Av TEMPLESTOWE LOWER 3107	\$1,245,000	05/04/2025

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:

30/07/2025 20:21



5 2 2

Property Type: House
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
30/07/2024 - 29/07/2025: \$1,347,500

Comparable Properties



85 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$1,245,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 698 sqm approx



10 Morecambe Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,230,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 730 sqm approx



17 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,245,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 765 sqm approx