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 2a Gordons Road, Templestowe Lower Vic 3107 Including suburb and postcode

Indicative selling price

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

Range between \$1,500,000 \$1,600,000 &

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 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	36 Rooney St TEMPLESTOWE LOWER 3107	\$1,631,205	15/03/2025
2	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,570,000	08/02/2025
3	10 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,585,000	12/12/2024

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:	10/05/2025 16:25









Property Type:
Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending March 2025: \$1,345,000

Comparable Properties



36 Rooney St TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Price: \$1,631,205 **Method:** Auction Sale **Date:** 15/03/2025

Property Type: House (Res) **Land Size:** 300 sqm approx



11 Jeffrey St TEMPLESTOWE LOWER 3107 (REI/VG)

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Agent Comments

Price: \$1,570,000 **Method:** Auction Sale **Date:** 08/02/2025

Property Type: House (Res) Land Size: 384 sqm approx



10 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107

(REI/VG)

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Agent Comments

Price: \$1,585,000 Method: Private Sale Date: 12/12/2024 Property Type: House Land Size: 345 sqm approx

Account - VICPROP | P: 03 8888 1011





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