

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

2a Gordons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,345,000

Property 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	Price	Date of sale
1	16 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,460,000	26/04/2025
2	81 Wood St TEMPLESTOWE 3106	\$1,522,000	15/03/2025
3	20 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,535,000	15/01/2025

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:

24/05/2025 16:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending March 2025: \$1,345,000

Comparable Properties



16 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,460,000
Method: Private Sale
Date: 26/04/2025
Property Type: House



81 Wood St TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,522,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 324 sqm approx



20 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,535,000
Method: Private Sale
Date: 15/01/2025
Property Type: Townhouse (Single)
Land Size: 295 sqm approx

Account - VICPROP | P: 03 8888 1011