

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### 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	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 comparable properties 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)

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)

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)

Agent Comments



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