

### 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						
Localization of a color of a color	0/004 LE L 01					

postcode

Including suburb and 3/321 High Street, Templestowe Lower

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$1,350,000

#### Median sale price

Median price	\$965,000		Property typ	e Unit	Unit		Templestowe Lower
Period - From	June 2025	to	Sept 2025	Source	REIV		

#### Comparable property sales

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. 2/20 Ashford Street, Templestowe Lower	\$ 1,225,000	24/05/2025
2. 2/1 Eyre Court, Templestowe Lower	\$ 1,200,000	26/05/2025
3. 2/1 Pentlowe Avenue, Templestowe Lower	\$ 1,250,000	14/06/2025

This Statement of Information was prepared on:	29/10/2025
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## **Comparable properties**



### \$ 1,225,000

2/20 Ashford Street, Templestowe Lower, Victoria

DATE: 24/05/2025

PROPERTY TYPE: TOWNHOUSE

// sqm



### \$ 1,200,000

2/1 Eyre Court, Templestowe Lower, Victoria

DATE: 26/05/2025

PROPERTY TYPE: TOWNHOUSE



### \$ 1,250,000

2/1 Pentlowe Avenue, Templestowe Lower, Victoria

DATE:14/06/2025

PROPERTY TYPE: TOWNHOUSE

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