

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

54 Hodgson 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

\$1,590,000

Median sale price

Median price

\$1,300,000

Property type

House

Suburb

Templestowe Lower

Period - From

Jan 2025

to

March 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. 28 Jacana Avenue, Templestowe Lower	\$ 1,535,000	5/04/2025
2. 54 Airds Road, Templestowe Lower	\$ 1,530,000	30/10/2024
3. 3 Sophora Court, Templestowe Lower	\$ 1,576,000	1/03/2025

This Statement of Information was prepared on:

23/04/2025

Comparable properties



\$ 1,535,000

28 Jacana Avenue, Templestowe Lower, Victoria

DATE: 5/4/2025

PROPERTY TYPE: HOUSE

 5  3
 2  726sqm



\$ 1,530,000

54 Airds Road, Templestowe Lower, Victoria

DATE: 30/10/2024

PROPERTY TYPE: HOUSE

 4  3
 2  721 sqm




\$ 1,576,000

3 Sophora Court, Templestowe Lower, Victoria

DATE: 1/03/2025

PROPERTY TYPE: HOUSE

 4  2
 2  703 sqm x

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21 days on market



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