

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

6/2 FOOTE STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

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

Single Price

or range
between

\$1,350,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

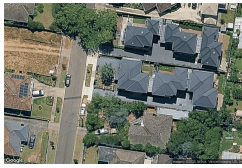
Date of sale

3/22 SUNHILL ROAD TEMPLESTOWE LOWER VIC 3107	\$1,360,000	14-Aug-25
1/285 THOMPSONS ROAD TEMPLESTOWE LOWER VIC 3107	\$1,350,000	12-Jul-25
1/75 ATKINSON STREET TEMPLESTOWE VIC 3106	\$1,330,000	08-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 05 December 2025



**3/22 SUNHILL ROAD
TEMPLESTOWE LOWER VIC 3107**

- - -

Sold Price **\$1,360,000** Sold Date -

Distance **0km**



**1/285 THOMPSONS ROAD
TEMPLESTOWE LOWER VIC 3107**

4 3 2

Sold Price **\$1,350,000** Sold Date **12-Jul-25**

Distance **1.08km**



**1/75 ATKINSON STREET
TEMPLESTOWE VIC 3106**

4 3 2

Sold Price ^{RS} **\$1,330,000** Sold Date **08-Nov-25**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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