

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

1/52 JEFFREY 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Aug 2024

to

31 Jul 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

2/19 GERTRUDE STREET TEMPLESTOWE LOWER VIC 3107	\$892,000	01-Mar-25
19/4 GAMBIER AVENUE TEMPLESTOWE LOWER VIC 3107	\$855,000	12-Aug-25
7/99-101 FOOTE STREET TEMPLESTOWE LOWER VIC 3107	\$882,000	18-Apr-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: 27 August 2025



**2/19 GERTRUDE STREET
 TEMPLESTOWE LOWER VIC 3107**

 3  2  1

Sold Price **\$892,000** Sold Date **01-Mar-25**

Distance **0.35km**



**19/4 GAMBIER AVENUE
 TEMPLESTOWE LOWER VIC 3107**

 3  1  1

Sold Price ^{RS} **\$855,000** Sold Date **12-Aug-25**

Distance **1.41km**



**7/99-101 FOOTE STREET
 TEMPLESTOWE LOWER VIC 3107**

 3  1  2

Sold Price **\$882,000** Sold Date **18-Apr-25**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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