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	2A Gordons Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,388,500	Pro	perty Type H	ouse]	Suburb	Templestowe Lower
Period - From	01/04/2025	to	30/06/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/2 Ashford St TEMPLESTOWE LOWER 3107	\$1,453,000	14/06/2025
2	16 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,460,000	26/04/2025
3	81 Wood St TEMPLESTOWE 3106	\$1,522,000	15/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/07/2025 13:33



JellisCraig

Nicole Qiu 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** June quarter 2025: \$1,388,500





Property Type: House Land Size: 341 sqm approx

Agent Comments

Comparable Properties



2/2 Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Price: \$1,453,000 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)



16 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

Price: \$1,460,000 Method: Private Sale Date: 26/04/2025 Property Type: House Land Size: 325 sqm approx



81 Wood St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

Price: \$1,522,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 324 sqm approx

Account - Jellis Craig | P: 03 8841 4888





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