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

12 Gertrude Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$1,388,500	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11 Hodgson St TEMPLESTOWE LOWER 3107	\$854,000	05/07/2025
2	1/16 Harold St BULLEEN 3105	\$876,000	28/06/2025
3	2/19 Gertrude St TEMPLESTOWE LOWER 3107	\$892,000	01/03/2025

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 six months.

This Statement of Information was prepared on:

14/07/2025 12:54



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Property Type: House Land Size: 333 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price June guarter 2025: \$1,388,500

Comparable Properties





2/19 Gertrude St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

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Price: \$892,000 Method: Auction Sale Date: 01/03/2025 Property Type: Unit Land Size: 174 sqm approx

Account - VICPROP | P: 03 8888 1011



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