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

22 Wellington Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,580,000		&		\$1,680,000					
Median sale p	rice									
Median price	\$1,345,000	Pro	operty Type	perty Type Hous			Suburb	Templestowe Lower		
Period - From	01/04/2024	to	31/03/2025		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	22 Anthony Av DONCASTER 3108	\$1,680,000	20/05/2025
2	104a Macedon Rd TEMPLESTOWE LOWER 3107	\$1,725,000	22/04/2025
3	11a Jeffrey St TEMPLESTOWE LOWER 3107	\$1,660,000	13/03/2025

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:

04/07/2025 11:03





Sam Kocuk

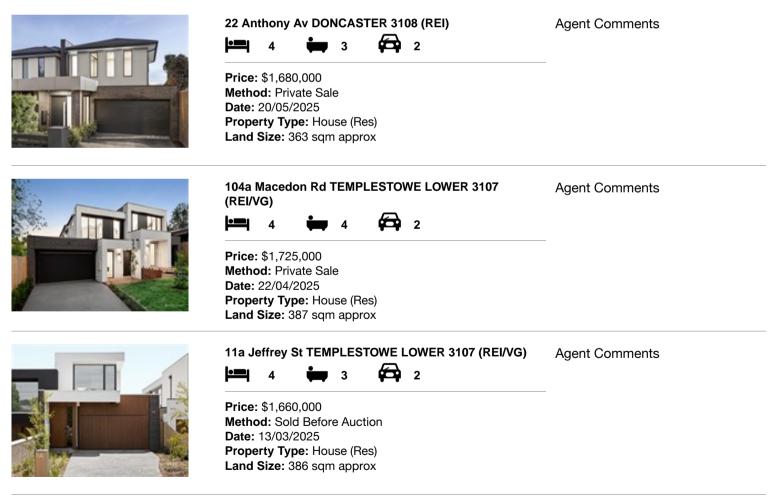




Property Type: House Land Size: 333 sqm approx Agent Comments 8841 4888 0419 311 222 samkocuk@jelliscraig.com.au

Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price Year ending March 2025: \$1,345,000

Comparable Properties



Account - Jellis Craig | P: 03 8841 4888



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