

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

2/2 Ashford Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,345,000

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2024

to

31/03/2025

Source 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	Price	Date of sale
1	3/369 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,188,000	11/03/2025
2	1/361 High St TEMPLESTOWE LOWER 3107	\$1,200,000	13/03/2025
3	15b Henry St DONCASTER 3108	\$1,270,000	16/01/2025

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:

19/05/2025 11:00

2/2 Ashford Street, Templestowe Lower Vic 3107

**Jellis
Craig**

Steve Tian

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2025: \$1,345,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/369 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 3 2

Price: \$1,188,000

Method: Private Sale

Date: 11/03/2025

Property Type: Townhouse (Single)



1/361 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 13/03/2025

Property Type: Townhouse (Single)



15b Henry St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,270,000

Method: Private Sale

Date: 16/01/2025

Property Type: Townhouse (Res)

Land Size: 237 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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