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 betwee	\$1,250,000		&		\$1,350,000				
Median sale price									
Median price	\$1,345,000	Pro	operty Type	Hou	se		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.

Ad	dress 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



Steve Tian



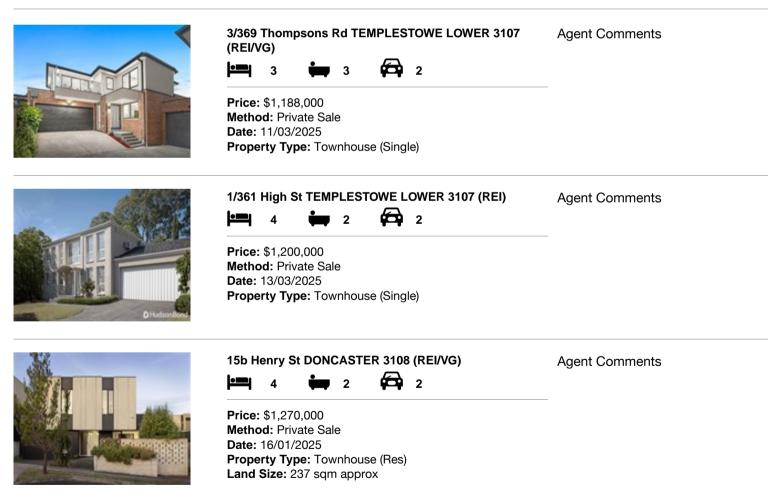


Property Type: Townhouse Agent Comments

8841 4888 0433 542 556 stevetian@jelliscraig.com.au Indicative Selling Price

\$1,250,000 - \$1,350,000 Median House Price Year ending March 2025: \$1,345,000

Comparable Properties



Account - Jellis Craig | P: 03 8841 4888



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