

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

2/4 Gordons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$870,000 & \$910,000

Median sale price

Median price \$1,111,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/10/2025 to 31/12/2025 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	1/2 Sunhill Rd TEMPLESTOWE LOWER 3107	\$897,000	12/03/2026
2	120 Templestowe Rd TEMPLESTOWE LOWER 3107	\$922,000	23/02/2026
3	1/269 Thompsons Rd TEMPLESTOWE LOWER 3107	\$850,000	11/02/2026

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:

31/03/2026 20:23

2/4 Gordons Road, Templestowe Lower Vic 3107



first
national
REAL ESTATE

Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

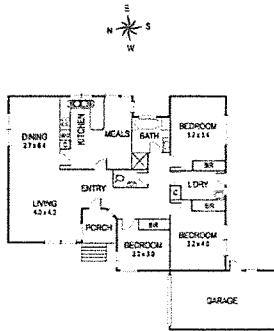
isaac@billschlink.com.au

Indicative Selling Price

\$870,000 - \$910,000

Median Unit Price

December quarter 2025: \$1,111,000



3 1 1

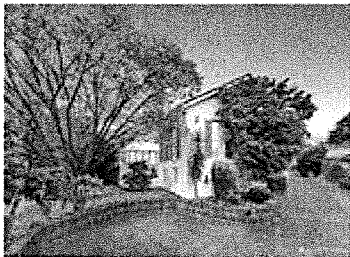
Rooms: 5

Property Type: Unit

Land Size: 265 sqm approx

Agent Comments

Comparable Properties



1/2 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$897,000

Method: Private Sale

Date: 12/03/2026

Property Type: Unit

Land Size: 508 sqm approx



120 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

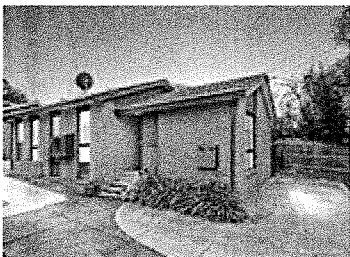
Price: \$922,000

Method: Private Sale

Date: 23/02/2026

Property Type: House (Res)

Land Size: 315 sqm approx



1/269 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 1

Price: \$850,000

Method: Private Sale

Date: 11/02/2026

Property Type: Unit

Land Size: 308 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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