

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 Yarra Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2026

to

31/03/2026

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 Lorna Ct TEMPLESTOWE LOWER 3107	\$1,130,000	02/03/2026
2	105 Swanston St TEMPLESTOWE LOWER 3107	\$1,160,000	14/02/2026
3	142 Thompsons Rd BULLEEN 3105	\$1,150,000	08/12/2025

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:

10/04/2026 13:37

Adam Cusinato

03 9810 5023

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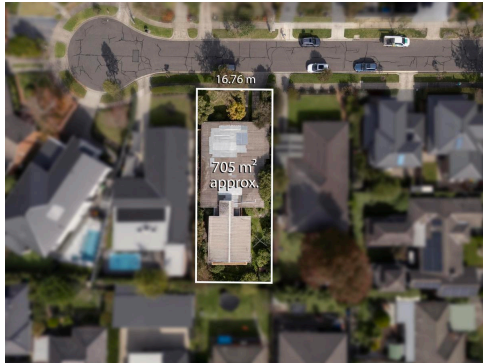
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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2026: \$1,450,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



3 Lorna Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,130,000

Method: Private Sale

Date: 02/03/2026

Property Type: House

Land Size: 714 sqm approx



105 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 1 1

Price: \$1,160,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 5

Property Type: House (Res)

Land Size: 655 sqm approx



142 Thompsons Rd BULLEEN 3105 (REI/VG)

Agent Comments

3 1 4

Price: \$1,150,000

Method: Private Sale

Date: 08/12/2025

Property Type: House (Res)

Land Size: 747 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511