

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

3/2 Gordons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$1,019,980

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/06/2026

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	1/3 Rae St TEMPLESTOWE LOWER 3107	\$799,000	24/05/2026
2	2a Rosebank Tce TEMPLESTOWE LOWER 3107	\$760,101	22/04/2026
3			

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:

03/09/2026 15:23

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3 2 1

Property Type: Unit
Land Size: 258 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median Unit Price
Year ending June 2026: \$1,019,980

Comparable Properties



1/3 Rae St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 1 1

Price: \$799,000
Method: Private Sale
Date: 24/05/2026
Property Type: Unit
Land Size: 339 sqm approx



2a Rosebank Tce TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

2 2 1

Price: \$760,101
Method: Private Sale
Date: 22/04/2026
Property Type: Unit
Land Size: 190 sqm approx

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.