

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

33 Astley Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,365,000

Property Type House

Suburb Templestowe Lower

Period - From 02/06/2025

to

01/06/2026

Source Property Data

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	105 Swanston St TEMPLESTOWE LOWER 3107	\$1,160,000	14/02/2026
2	14 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,050,000	23/04/2026
3	36 Magnolia Dr TEMPLESTOWE LOWER 3107	\$1,165,000	26/02/2026

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:

02/06/2026 10:58



Property Type: House

Land Size: 727 sqm approx

Agent Comments

Comparable Properties



105 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 5

Property Type: House (Res)

Land Size: 655 sqm approx



14 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 23/04/2026

Property Type: House

Land Size: 659 sqm approx



36 Magnolia Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,165,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House (Res)

Land Size: 655 sqm approx