

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

50 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,495,000

Property Type House

Suburb Templestowe

Period - From 01/04/2026

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	7 Ashford St TEMPLESTOWE LOWER 3107	\$940,000	20/06/2026
2	3/63 Anderson St TEMPLESTOWE 3106	\$960,000	04/05/2026
3	2/56 Foote St TEMPLESTOWE LOWER 3107	\$935,000	02/05/2026

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:

28/08/2026 14:01



Property Type:

Land Size: 485 sqm approx

Agent Comments

Comparable Properties



7 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 288 sqm approx



3/63 Anderson St TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 04/05/2026

Property Type: Townhouse (Res)

Land Size: 216 sqm approx



2/56 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 02/05/2026

Property Type: Unit

Land Size: 254 sqm approx