

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

63 Astley Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Templestowe Lower

Period - From 19/05/2024

to

18/05/2025

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	13 Eagle Rise TEMPLESTOWE LOWER 3107	\$1,956,000	27/02/2025
2	78 Yarra Valley Blvd BULLEEN 3105	\$1,900,000	24/12/2024
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:

19/05/2025 13:47

63 Astley Street, Templestowe Lower Vic 3107



5 5 2

Property Type: House
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
19/05/2024 - 18/05/2025: \$1,350,000

Comparable Properties



13 Eagle Rise TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

5 3 2

Price: \$1,956,000
Method: Private Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 683 sqm approx



78 Yarra Valley Blvd BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Private Sale
Date: 24/12/2024
Property Type: House
Land Size: 612 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.

Account - Noel Jones | **P:** 03 98487888 | **F:** 03 98487472



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