

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 2/19 Janet Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$974,444 Property Type Unit 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	2/4 Gordons Rd TEMPLESTOWE LOWER 3107	\$915,000	02/06/2026
2	1/3 Rae St TEMPLESTOWE LOWER 3107	\$799,000	24/05/2026
3	2/32 Marjorie Cl BULLEEN 3105	\$780,000	22/05/2026

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: 05/06/2026 15:52

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Indicative Selling Price
\$870,000 - \$950,000
Median Unit Price
March quarter 2026: \$974,444



 3  2  1

Property Type: Unit
Land Size: 273 sqm approx
Agent Comments

Comparable Properties



2/4 Gordons Rd TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 3  1  2

Price: \$915,000
Method: Private Sale
Date: 02/06/2026
Property Type: Unit



1/3 Rae St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 3  1  1

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



2/32 Marjorie Ct BULLEEN 3105 (REI)

[Agent Comments](#)

 3  1  1

Price: \$780,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: Unit
Land Size: 223 sqm approx

Account - Barry Plant | P: 03 9842 8888