

# 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 3/57-59 Anderson Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$1,030,000 Property Type Unit Suburb Templestowe

Period - From 01/10/2025 to 31/12/2025 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	111/200 Foote St TEMPLESTOWE 3106	\$680,000	19/11/2025
2	2/2-6 Anderson St TEMPLESTOWE 3106	\$655,400	03/11/2025
3	4/2-6 Anderson St TEMPLESTOWE 3106	\$630,000	19/10/2025

**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: 04/02/2026 15:21



 2    2    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$650,000 - \$690,000

**Median Unit Price**

December quarter 2025: \$1,030,000

## Comparable Properties



111/200 Foote St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 2    2    1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** Apartment



2/2-6 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

 2    2    1

**Price:** \$655,400

**Method:** Private Sale

**Date:** 03/11/2025

**Property Type:** Apartment

**Land Size:** 2756 sqm approx



4/2-6 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

 2    2    1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 19/10/2025

**Property Type:** Apartment

Account - Barry Plant | P: 03 9842 8888