

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 3/63 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,128,000 Property Type Townhouse Suburb Templestowe

Period - From 09/04/2025 to 08/04/2026 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	3/11 Glendale Av TEMPLESTOWE 3106	\$835,000	29/03/2026
2	1/8 Ashford St TEMPLESTOWE LOWER 3107	\$1,150,000	26/02/2026
3	4a Omar St TEMPLESTOWE LOWER 3107	\$1,139,000	31/01/2026

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: 09/04/2026 15:53



 3  2  2

Property Type: Townhouse

Land Size: 216 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median Townhouse Price

09/04/2025 - 08/04/2026: \$1,128,000

Comparable Properties



3/11 Glendale Av TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$835,000

Method: Auction Sale

Date: 29/03/2026

Property Type: Townhouse (Res)



1/8 Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: Townhouse (Res)

Land Size: 273 sqm approx



4a Omar St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,139,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

Land Size: 215 sqm approx

Account - Barry Plant | P: 03 9842 8888