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 (*Delete single price or range as applicable)

Single Price	$899,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$925,000	Property type	Unit	Suburb	Templestowe
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
3/11 GLENDALE AVENUE TEMPLESTOWE VIC 3106	$835,000	29-Mar-26
1/8 ASHFORD STREET TEMPLESTOWE LOWER VIC 3107	$1,150,000	26-Feb-26
4A OMAR STREET TEMPLESTOWE LOWER VIC 3107	$1,139,000	31-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 04 May 2026

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3/11 GLENDALE AVENUE TEMPLESTOWE VIC 3106

3 2 2

Sold Price RS **$835,000** Sold Date **29-Mar-26**

Distance **0.43km**



1/8 ASHFORD STREET TEMPLESTOWE LOWER VIC 3107

3 2 2

Sold Price RS **$1,150,000** UN Sold Date **26-Feb-26**

Distance **1.01km**



4A OMAR STREET TEMPLESTOWE LOWER VIC 3107

3 2 2

Sold Price **$1,139,000** Sold Date **31-Jan-26**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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