

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

2/9 Eric Avenue, 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

\$1,099,500

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

12/09/2024

to

11/09/2025

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	1/9 Eric Av TEMPLESTOWE LOWER 3107	\$1,950,000	05/09/2025
2	9 Tanami Ct BULLEEN 3105	\$1,700,000	16/08/2025
3	60 Summit Dr BULLEEN 3105	\$1,743,500	12/07/2025

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:

12/09/2025 17:34

 4  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median Townhouse Price
12/09/2024 - 11/09/2025: \$1,099,500

Comparable Properties

1/9 Eric Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,950,000
Method:
Date: 05/09/2025
Property Type: Townhouse (Single)



9 Tanami Ct BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,700,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)



60 Summit Dr BULLEEN 3105 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,743,500
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 357 sqm approx