

# 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

2/2 Eyre Court, Templestowe Lower Vic 3107
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### Indicative selling price

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

Range between 

\$1,100,000
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 & 

\$1,200,000
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### Median sale price

Median price 

\$1,107,000
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 Property Type 

Townhouse
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 Suburb 

Templestowe Lower
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Period - From 

29/04/2025
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 to 

28/04/2026
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 Source 

Property Data
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### 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	4/15 Glendale Av TEMPLESTOWE 3106	\$1,180,000	05/01/2026
2	3/15 Glendale Av TEMPLESTOWE 3106	\$1,200,000	19/12/2025
3	1/357 High St TEMPLESTOWE LOWER 3107	\$1,022,000	05/12/2025

**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: 

29/04/2026 17:05
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 4    3    2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
29/04/2025 - 28/04/2026: \$1,107,000

## Comparable Properties



4/15 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4    3    2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 05/01/2026  
**Property Type:** Townhouse (Single)



3/15 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4    3    2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** Townhouse (Res)



1/357 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4    2    2

**Price:** \$1,022,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 247 sqm approx

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