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

Indicative selling price

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

Range between $1,030,000 & $1,130,000

Median sale price

Median price $1,139,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 12/05/2025 to 11/05/2026 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	5/102 Rose Av TEMPLESTOWE LOWER 3107	$1,135,000	08/05/2026
2	4/15 Glendale Av TEMPLESTOWE 3106	$1,180,000	05/01/2026
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: 12/05/2026 10:04

2/2 Eyre Court, Templestowe Lower Vic 3107



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,030,000 - $1,130,000
Median Townhouse Price
12/05/2025 - 11/05/2026: $1,139,000

Comparable Properties



5/102 Rose Av TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,135,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: Townhouse (Single)
Land Size: 240 sqm approx

Agent Comments



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

4 3 2

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

Agent Comments



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

4 2 2

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

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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