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: 3/22-36 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between: $500,000 & $540,000

Median sale price

Median price: $900,000 Property Type: Unit Suburb: Templestowe

Period - From: 01/04/2024 to: 31/03/2025 Source: REIV

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	3/2 Anderson St TEMPLESTOWE 3106	$573,000	10/02/2025
2	8/53 John St TEMPLESTOWE LOWER 3107	$545,000	10/01/2025
3			

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: 22/04/2025 10:56

RT Edgar



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $540,000
Median Unit Price
Year ending March 2025: $900,000

Comparable Properties

3/2 Anderson St TEMPLESTOWE 3106 (VG)

2 - -

Price: $573,000
Method: Sale
Date: 10/02/2025
Property Type: Strata Unit/Flat

Agent Comments



8/53 John St TEMPLESTOWE LOWER 3107 (REI/VG)

2 1 1

Price: $545,000
Method: Private Sale
Date: 10/01/2025
Property Type: Apartment

Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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