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 Oak Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $2,850,000 & $3,000,000

Median sale price

Median price $1,390,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2025 to 31/12/2025 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	80 Rathmullen Qdrnt DONCASTER 3108	$2,950,000	16/12/2025
2	58 Atkinson St TEMPLESTOWE 3106	$3,200,000	25/09/2025
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: 11/03/2026 12:57

2 Oak Crescent, Templestowe Lower Vic 3107

JellisCraig

Tony Tuccitto
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0407 144 390
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5 3 2

Property Type: House
Land Size: 854 sqm approx

Agent Comments

Indicative Selling Price
$2,850,000 - $3,000,000
Median House Price
December quarter 2025: $1,390,000

Comparable Properties



80 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)

7 6 2

Price: $2,950,000
Method: Sold Before Auction
Date: 16/12/2025
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments



58 Atkinson St TEMPLESTOWE 3106 (REI/VG)

6 5 2

Price: $3,200,000
Method: Private Sale
Date: 25/09/2025
Property Type: House (Res)
Land Size: 1011 sqm approx

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.

REIV THE DIFFERENCE

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