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 Yarra Court, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 to 31/03/2026 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	168 Thompsons Rd BULLEEN 3105	$1,100,000	30/05/2026
2	4 Temple Ct TEMPLESTOWE LOWER 3107	$1,070,000	26/03/2026
3	105 Swanston St TEMPLESTOWE LOWER 3107	$1,160,000	14/02/2026

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: 01/06/2026 09:24

2 Yarra Court, Templestowe Lower Vic 3107

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4 3 2

Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
March quarter 2026: $1,450,000

Comparable Properties



168 Thompsons Rd BULLEEN 3105 (REI)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 30/05/2026
Property Type: House
Land Size: 692 sqm approx

Agent Comments



4 Temple Ct TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 1

Price: $1,070,000
Method: Private Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments



105 Swanston St TEMPLESTOWE LOWER 3107 (REI)

4 1 1

Price: $1,160,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 5
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments

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