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	33 Astley Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price	$1,180,000

Median sale price

Median price	$1,366,000	Property Type	House	Suburb	Templestowe Lower
Period - From	12/07/2025	to	11/07/2026	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	2 Yarra Ct TEMPLESTOWE LOWER 3107	$1,150,000	03/06/2026
2	36 Magnolia Dr TEMPLESTOWE LOWER 3107	$1,165,000	26/02/2026
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: 12/07/2026 10:28

33 Astley Street, Templestowe Lower Vic 3107

JellisCraig

John Stack
9908 5700
0402 443 312
johnstack@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000
Median House Price
12/07/2025 - 11/07/2026: $1,366,000

Comparable Properties



2 Yarra Ct TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,150,000
Method: Private Sale
Date: 03/06/2026
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments



36 Magnolia Dr TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 1

Price: $1,165,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



105 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG)

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

REIV THE DIFFERENCE

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