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	45 Airds Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,344,000 Property Type House Suburb Templestowe Lower

Period - From 02/10/2024 to 01/10/2025 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	214 Templestowe Rd TEMPLESTOWE LOWER 3107	$1,115,000	31/07/2025
2	28 Heather Gr TEMPLESTOWE LOWER 3107	$1,300,500	14/06/2025
3	37 Corroboree Pl TEMPLESTOWE LOWER 3107	$1,310,000	20/09/2025

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: 02/10/2025 14:34