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	1/10 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $880,000 Property Type Unit Suburb Templestowe

Period - From 01/10/2024 to 30/09/2025 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	7/1-3 Serpells Rd TEMPLESTOWE 3106	$711,000	19/09/2025
2	6/1 Serpells Rd TEMPLESTOWE 3106	$620,000	26/07/2025
3	3/74 Anderson St TEMPLESTOWE 3106	$715,000	10/07/2025

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: 23/10/2025 12:27

1/10 Anderson Street, Templestowe Vic 3106

Anthony Pittas
8841 4888
0400 079 408
anthonypittas@jelliscraig.com.au



2 1 2

Property Type: Unit
Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending September 2025: $880,000

Comparable Properties



7/1-3 Serpells Rd TEMPLESTOWE 3106 (REI)

2 1 1

Price: $711,000
Method: Private Sale
Date: 19/09/2025
Property Type: Unit
Land Size: 174 sqm approx

Agent Comments



6/1 Serpells Rd TEMPLESTOWE 3106 (REI/VG)

2 1 1

Price: $620,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit
Land Size: 192 sqm approx

Agent Comments



3/74 Anderson St TEMPLESTOWE 3106 (REI/VG)

2 1 2

Price: $715,000
Method: Private Sale
Date: 10/07/2025
Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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