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: 22 Ashford Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between: $1,200,000 & $1,300,000

Median sale price

Median price: $1,355,944 Property Type: House Suburb: Templestowe Lower

Period - From: 01/07/2025 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	1/365 Manningham Rd DONCASTER 3108	$1,255,000	09/10/2025
2	2a Hazel Dr TEMPLESTOWE LOWER 3107	$1,280,000	18/06/2025
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: 11/11/2025 11:17

22 Ashford Street, Templestowe Lower Vic 3107

JellisCraig

George Pangalos
8841 4888
0430 060 123
georgepangalos@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 477 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2025: $1,355,944

Comparable Properties



1/365 Manningham Rd DONCASTER 3108 (REI)

6 3 2

Price: $1,255,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: House (Res)
Land Size: 496 sqm approx

Agent Comments



2a Hazel Dr TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $1,280,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 313 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 | propertydata.com.au

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