

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

2/102 Rose Avenue, 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

\$1,350,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

24/05/2025

to

24/10/2025

Source

REA

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	3f Ashford St TEMPLESTOWE LOWER 3107	\$1,250,000	01/10/2025
2	3/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,360,000	14/08/2025
3	2/1 Eyre Ct TEMPLESTOWE LOWER 3107	\$1,200,000	26/05/2025

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:

24/10/2025 22:49

2/102 Rose Avenue, Templestowe Lower Vic 3107



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price *
24/05/2025 - 24/10/2025: \$1,350,000
* Agent calculated median

Comparable Properties



3f Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Townhouse (Res)



3/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,360,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Townhouse (Res)



2/1 Eyre Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 26/05/2025
Property Type: Townhouse (Single)
Land Size: 190 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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