

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

2a Hodgson Street, 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 \$1,369,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2025 to 31/12/2025 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	1/8 Ashford St TEMPLESTOWE LOWER 3107	\$1,150,000	26/02/2026
2	2/14 Fairway Rd DONCASTER 3108	\$1,115,000	17/12/2025
3	3f Ashford St TEMPLESTOWE LOWER 3107	\$1,250,000	01/10/2025

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.~~

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2025: \$1,369,000



3 2 2

Property Type: Townhouse

Land Size: 413 sqm approx

Agent Comments

Comparable Properties



1/8 Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: Townhouse (Res)

Land Size: 273 sqm approx



2/14 Fairway Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,115,000

Method: Private Sale

Date: 17/12/2025

Property Type: Townhouse (Single)



3f Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888