

# 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 Nestor Avenue, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,320,000 & \$1,390,000

### 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	20 Milsom Av TEMPLESTOWE LOWER 3107	\$1,330,000	06/01/2026
2	1 Sassafra Dr TEMPLESTOWE LOWER 3107	\$1,405,000	30/10/2025
3	8 Winston Dr DONCASTER 3108	\$1,388,000	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:

02/03/2026 11:25

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4 2 2

**Property Type:** House  
**Land Size:** 671 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,320,000 - \$1,390,000  
**Median House Price**  
Year ending December 2025: \$1,369,000

## Comparable Properties



**20 Milsom Av TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** House  
**Land Size:** 901 sqm approx



**1 Sassafras Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$1,405,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx



**8 Winston Dr DONCASTER 3108 (REI/VG)**

**Agent Comments**

4 3 1

**Price:** \$1,388,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx

**Account - Jellis Craig | P: 03 8841 4888**