

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 2/19 James Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,390,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2025 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	8a Corroboree PI TEMPLESTOWE LOWER 3107	\$1,530,000	10/02/2026
2	45a Linton Av TEMPLESTOWE LOWER 3107	\$1,389,000	19/12/2025
3	2/18 Verene Av TEMPLESTOWE LOWER 3107	\$1,450,000	03/11/2025

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: 12/02/2026 15:43



4 3 2

Property Type: House (Res)

Land Size: 411 sqm approx

Agent Comments

Comparable Properties



8a Corroboree PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,530,000

Method: Private Sale

Date: 10/02/2026

Property Type: House



45a Linton Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,389,000

Method: Private Sale

Date: 19/12/2025

Property Type: House (Res)

Land Size: 325 sqm approx



2/18 Verene Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,450,000

Method: Private Sale

Date: 03/11/2025

Property Type: Townhouse (Single)