

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 Duxson Drive, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Templestowe

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	66 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,455,000	14/02/2026
2	20 Milsom Av TEMPLESTOWE LOWER 3107	\$1,330,000	06/01/2026
3	18 Rooney St TEMPLESTOWE LOWER 3107	\$1,490,000	29/11/2025

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:

13/03/2026 09:42



Rooms: 7
Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price

\$1,350,000

Median House Price

December quarter 2025: \$1,750,000

Comparable Properties



66 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)



Price: \$1,455,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 776 sqm approx



20 Milsom Av TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)



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



18 Rooney St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)



Price: \$1,490,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 774 sqm approx