

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/30 MILNE STREET TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,944

Property type

Unit

Suburb

Templestowe

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/4 GORDONS ROAD TEMPLESTOWE LOWER VIC 3107	\$915,000	27-May-26
4/1 MERRI STREET TEMPLESTOWE LOWER VIC 3107	\$938,888	31-Jan-26
6/224-226 FOOTE STREET TEMPLESTOWE VIC 3106	\$850,000	02-Jul-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 July 2026

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**2/4 GORDONS ROAD
TEMPLESTOWE LOWER VIC 3107**

3 1 1

Sold Price **\$915,000** Sold Date **27-May-26**

Distance **1.95km**



**4/1 MERRI STREET TEMPLESTOWE
LOWER VIC 3107**

3 2 1

Sold Price **\$938,888** Sold Date **31-Jan-26**

Distance **1.57km**



**6/224-226 FOOTE STREET
TEMPLESTOWE VIC 3106**

3 2 2

Sold Price ^{RS} **\$850,000** Sold Date **02-Jul-26**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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