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<br>Including suburb and postcode | 12 OLYMPUS DRIVE TEMPLESTOWE LOWER VIC 3107 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,400,000 | & | $1,500,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,327,500 | Property type | House | Suburb | Templestowe Lower |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 24 IRONBARK DRIVE TEMPLESTOWE LOWER VIC 3107 | $1,425,000 | 13-Sep-25 |
| 1 SASSAFRAS DRIVE TEMPLESTOWE LOWER VIC 3107 | $1,405,000 | 30-Oct-25 |
| 38 BRYSON GROVE TEMPLESTOWE LOWER VIC 3107 | $1,445,000 | 13-Sep-25 |

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 6 months.~~

This Statement of Information was prepared on: 03 November 2025

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**24 IRONBARK DRIVE**
**TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price RS **$1,425,000** Sold Date **13-Sep-25**

Distance **0.5km**




**1 SASSAFRAS DRIVE**
**TEMPLESTOWE LOWER VIC 3107**

4 2 1

Sold Price RS **$1,405,000** Sold Date **30-Oct-25**

Distance **0.81km**




**38 BRYSON GROVE**
**TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price RS **$1,445,000** Sold Date **13-Sep-25**

Distance **1.46km**

**RS** = Recent sale **UN** = Undisclosed Sale

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