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	8 Galli Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,388,500 Property Type House Suburb Templestowe Lower

Period - From 01/04/2025 to 30/06/2025 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	15 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	$1,272,000	09/08/2025
2	16 Montpellier Cr TEMPLESTOWE LOWER 3107	$1,350,000	17/05/2025
3	17 Lowan Av TEMPLESTOWE LOWER 3107	$1,345,000	05/04/2025

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: 01/10/2025 13:05

8 Galli Court, Templestowe Lower Vic 3107



4 2 2

Property Type: House
Land Size: 774 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2025: $1,388,500

Comparable Properties



15 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,272,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



16 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,350,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



17 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,345,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 765 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

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