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	6 David Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,371,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2023 to 30/09/2024 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	5 Hill View Pde TEMPLESTOWE LOWER 3107	$1,302,000	26/10/2024
2	6 Bilby St TEMPLESTOWE LOWER 3107	$1,310,000	26/10/2024
3	6 Sylvia St TEMPLESTOWE LOWER 3107	$1,300,000	16/10/2024

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: 06/11/2024 14:02

6 David Road, Templestowe Lower Vic 3107



3 2 2

Property Type: House
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending September 2024: $1,371,000

Comparable Properties



5 Hill View Pde TEMPLESTOWE LOWER 3107 (REI)

3 2 3

Price: $1,302,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments



6 Bilby St TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,310,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 707 sqm approx

Agent Comments



6 Sylvia St TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,300,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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