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	3 Dove Court, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $2,390,000

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	32 David Rd TEMPLESTOWE LOWER 3107	$2,300,000	28/09/2025
2	8 Pamela Gr TEMPLESTOWE LOWER 3107	$1,930,000	20/09/2025
3	63 Astley St TEMPLESTOWE LOWER 3107	$2,075,000	21/06/2025

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: 02/10/2025 09:58

3 Dove Court, Templestowe Lower Vic 3107

BARRYPLANT

Mark Di Giulio
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5 3 2

Property Type: House (Res)
Land Size: 886 sqm approx

Agent Comments

Indicative Selling Price
$2,390,000
Median House Price
June quarter 2025: $1,388,500

Comparable Properties



32 David Rd TEMPLESTOWE LOWER 3107 (REI)

5 2 3

Price: $2,300,000
Method: Auction Sale
Date: 28/09/2025
Property Type: House (Res)
Land Size: 1236 sqm approx

Agent Comments



8 Pamela Gr TEMPLESTOWE LOWER 3107 (REI)

4 2 4

Price: $1,930,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments



63 Astley St TEMPLESTOWE LOWER 3107 (REI)

5 5 2

Price: $2,075,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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