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	12 Toulon Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $1,355,944 Property Type House Suburb Templestowe Lower

Period - From 01/07/2025 to 30/09/2025 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	9 Milner Cl TEMPLESTOWE 3106	$1,750,000	23/05/2025
2			
3			

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: 27/10/2025 11:36

12 Toulon Drive, Templestowe Lower Vic 3107

JellisCraig

Sam Kocuk
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4 2 2

Property Type: House
Land Size: 800 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
September quarter 2025: $1,355,944

Comparable Properties



9 Milner Cl TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 23/05/2025
Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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