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 Riordan Place, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,180,000

Median sale price

Median price $1,347,500 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 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	1/9 Rosemary St TEMPLESTOWE LOWER 3107	$1,157,500	20/10/2025
2	14 Latrobe St BULLEEN 3105	$1,225,000	13/09/2025
3	5a Balmoral Av TEMPLESTOWE LOWER 3107	$1,190,000	26/07/2025

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: 13/11/2025 13:44

3 Riordan Place, Templestowe Lower Vic 3107

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,180,000
Median House Price
Year ending September 2025: $1,347,500

Comparable Properties



1/9 Rosemary St TEMPLESTOWE LOWER 3107 (REI)

3 1 4

Price: $1,157,500
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 516 sqm approx

Agent Comments



14 Latrobe St BULLEEN 3105 (REI)

4 2 2

Price: $1,225,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



5a Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

3 2 2

Price: $1,190,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 440 sqm approx

Agent Comments

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