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<br>Including suburb and postcode | 6 Elder Court, 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 $1,355,944 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 | 43 Lawanna Dr TEMPLESTOWE 3106 | $1,315,000 | 08/11/2025 |
| 2 | 3 Ranleigh Rise TEMPLESTOWE LOWER 3107 | $1,370,000 | 20/09/2025 |
| 3 | 28 Dillwynia Av TEMPLESTOWE LOWER 3107 | $1,430,000 | 10/06/2025 |

**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: 26/11/2025 15:29

# 6 Elder Court, Templestowe Lower Vic 3107

Anthony Pittas
8841 4888
0400 079 408
anthonypittas@jelliscraig.com.au




4 2 3

**Property Type:** House
**Land Size:** 847 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,400,000
**Median House Price**
September quarter 2025: $1,355,944

## Comparable Properties



**43 Lawanna Dr TEMPLESTOWE 3106 (REI)**

4 2 2

**Price:** $1,315,000
**Method:** Auction Sale
**Date:** 08/11/2025
**Property Type:** House (Res)
**Land Size:** 777 sqm approx

Agent Comments



**3 Ranleigh Rise TEMPLESTOWE LOWER 3107 (REI)**

3 2 2

**Price:** $1,370,000
**Method:** Auction Sale
**Date:** 20/09/2025
**Property Type:** House (Res)
**Land Size:** 650 sqm approx

Agent Comments



**28 Dillwynia Av TEMPLESTOWE LOWER 3107 (REI/VG)**

4 3 2

**Price:** $1,430,000
**Method:** Private Sale
**Date:** 10/06/2025
**Property Type:** House (Res)
**Land Size:** 706 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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