

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 28 Dillwynia Avenue, Templestowe Lower

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,500,000

Median sale price

Median price \$1,458,500 Property type House Suburb Templestowe Lower

Period - From July 2024 to Sept 2024 Source Real Estate

Comparable property sales

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. 21 Gidgee Avenue, Templestowe Lower	\$ 1,450,000	6/12/2024
2. 72 Olympus Drive, Templestowe Lower	\$ 1,500,000	14/9/2024
3. 26 Melaleuca Avenue, Templestowe Lower	\$ 1,380,000	22/6/2024

This Statement of Information was prepared on: 17/12/2024

Comparable properties



\$ 1,450,000

21 Gidgee Avenue, Templestowe Lower, Victoria

DATE: 6/12/2024

PROPERTY TYPE: HOUSE

 4  2
 2  791sqm



\$ 1,500,000

72 Olympus Drive, Templestowe Lower, Victoria

DATE: 14/9/2024

PROPERTY TYPE: HOUSE

 4  3
 2  651 sqm



\$ 1,380,000

26 Melaleuca Avenue, Templestowe Lower, Victoria

DATE: 22/6/2024

PROPERTY TYPE: HOUSE

 4  2
 2  648 sqm x

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Our Difference



Average of only
21 days on market



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marketing fees



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