Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	15 Dellfield Drive, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,310,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	16 Sylvia St TEMPLESTOWE LOWER 3107	\$1,245,000	25/01/2025
2	9 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,287,000	14/12/2024
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:	28/01/2025 14:12



Date of sale

RT Edgar



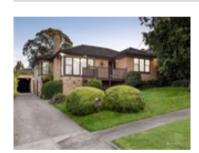


Property Type: House Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** December quarter 2024: \$1,310,000

Comparable Properties



16 Sylvia St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Price: \$1,245,000 Method: Auction Sale Date: 25/01/2025 Property Type: House



9 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI)





Agent Comments

Price: \$1,287,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 654 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



