

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

26 Melaleuca Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2024

to

31/03/2024

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 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	29 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,450,000	23/03/2024
2	2 Nestor Av TEMPLESTOWE LOWER 3107	\$1,335,000	23/03/2024
3	44 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,291,000	04/03/2024

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:

27/05/2024 15:12



 4  2  4

Property Type: House
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
March quarter 2024: \$1,440,000

Comparable Properties



29 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,450,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 677 sqm approx



2 Nestor Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,335,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 671 sqm approx



44 Caroline Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,291,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 730 sqm approx

Account - Barry Plant | P: 03 9842 8888