

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 3/22 Sunhill Road, 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 \$975,000 Property Type Unit 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 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	1/142 Ayr St DONCASTER 3108	\$1,438,000	06/12/2024
2	2/138 Ayr St DONCASTER 3108	\$1,275,000	22/11/2024
3	20 Cavendish Dr TEMPLESTOWE LOWER 3107	\$1,380,000	20/11/2024

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: 14/02/2025 14:45



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

December quarter 2024: \$975,000

Comparable Properties



1/142 Ayr St DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,438,000

Method: Private Sale

Date: 06/12/2024

Property Type: Townhouse (Res)



2/138 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,275,000

Method: Private Sale

Date: 22/11/2024

Property Type: Townhouse (Single)

Land Size: 232 sqm approx



20 Cavendish Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  4  2

Price: \$1,380,000

Method: Private Sale

Date: 20/11/2024

Property Type: Townhouse (Single)

Land Size: 356 sqm approx

Account - Barry Plant | P: 03 9842 8888