

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

37 Eucalypt Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 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	10 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,280,000	21/12/2024
2	371 George St TEMPLESTOWE LOWER 3107	\$1,201,000	14/12/2024
3	4 Merri St TEMPLESTOWE LOWER 3107	\$1,210,000	13/12/2024

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:

28/01/2025 16:59



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
Year ending December 2024: \$1,360,000

Comparable Properties



10 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

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Price: \$1,280,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size: 651 sqm approx



371 George St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

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Price: \$1,201,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 688 sqm approx



4 Merri St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 4  2  4

Price: \$1,210,000
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 979 sqm approx