Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3 Sophora Court, 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 \$1,400,000	&	\$1,500,000
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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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	are so or comparable property	1 1100	Date of Sale
1	53 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,475,000	21/12/2024
2	58 Roseland Gr DONCASTER 3108	\$1,428,000	24/11/2024
3	18 Somerville St DONCASTER 3108	\$1,385,000	23/11/2024

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:	06/02/2025 11:35



Date of sale



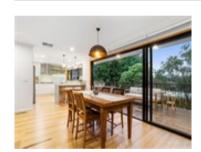




Property Type: House **Land Size:** 703 sqm approx Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2024: \$1,310,000

Comparable Properties



53 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)

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4







Price: \$1,475,000 **Method:** Auction Sale **Date:** 21/12/2024

Property Type: House (Res) **Land Size:** 623 sqm approx

Agent Comments



58 Roseland Gr DONCASTER 3108 (REI)

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Agent Comments

Price: \$1,428,000 **Method:** Auction Sale **Date:** 24/11/2024

Property Type: House (Res) **Land Size:** 655 sqm approx



18 Somerville St DONCASTER 3108 (REI)

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Price: \$1,385,000 **Method:** Auction Sale **Date:** 23/11/2024

Property Type: House (Res) **Land Size:** 660 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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