

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 98 Dellfield Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	23 Hawtin St TEMPLESTOWE 3106	\$1,300,000	07/10/2023
2	4 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,275,000	15/12/2023
3	94 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,150,000	16/03/2024

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: 09/04/2024 11:45



3 2 2

Property Type: House
Land Size: 677 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 December quarter 2023: \$1,850,500

Comparable Properties



23 Hawtin St TEMPLESTOWE 3106 (REI/VG) Agent Comments

3 2 1

Price: \$1,300,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 725 sqm approx



4 Benambra Dr TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 2 2

Price: \$1,275,000
Method: Private Sale
Date: 15/12/2023
Property Type: House (Res)
Land Size: 725 sqm approx



94 Macedon Rd TEMPLESTOWE LOWER 3107 (REI) Agent Comments

3 2 2

Price: \$1,150,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 726 sqm approx

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