

# 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

24 Palmerston Avenue, Templestowe Lower Vic 3107
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,190,000
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 & 

\$1,290,000
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### Median sale price

Median price 

\$1,360,000
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 Property Type 

House
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 Suburb 

Templestowe Lower
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Period - From 

01/07/2024
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 to 

30/09/2024
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 Source 

REIV
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### 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	4 Balsam St TEMPLESTOWE LOWER 3107	\$1,090,000	03/09/2024
2	34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,300,000	15/07/2024
3	9 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,220,000	24/05/2024

**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: 

18/11/2024 15:41
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**Property Type:** House  
**Land Size:** 654 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,190,000 - \$1,290,000  
**Median House Price**  
 September quarter 2024: \$1,360,000

## Comparable Properties



**4 Balsam St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 03/09/2024  
**Property Type:** House  
**Land Size:** 667 sqm approx



**34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 15/07/2024  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx



**9 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** House  
**Land Size:** 645 sqm approx

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