

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,371,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2023 to 30/09/2024 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	371 George St TEMPLESTOWE LOWER 3107	\$1,201,000	14/12/2024
2	4 Merri St TEMPLESTOWE LOWER 3107	\$1,210,000	13/12/2024
3			

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: 26/12/2024 21:44

37 Eucalypt Avenue, Templestowe Lower Vic 3107

Edison Kong  
0435 841 615  
edisonkong@mcgrath.com.au



 4  2  2

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

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median House Price**  
Year ending September 2024: \$1,371,000

## Comparable Properties



**371 George St TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)

 4  2  2

**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

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.

Account - McGrath Doncaster | P: 03 8822 6188



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