

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

1 Sassafras Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,458,000

Median sale price

Median price

\$1,355,944

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/09/2025

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	22 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,276,000	21/06/2025
2	20 Esther St TEMPLESTOWE LOWER 3107	\$1,430,000	13/09/2025
3	3 Rose Av BULLEEN 3105	\$1,275,000	28/07/2025

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:

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Indicative Selling Price

\$1,458,000

Median House Price

September quarter 2025: \$1,355,944



 4  2  1

Property Type: House

Land Size: 699 sqm approx

Agent Comments

Comparable Properties

22 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,276,000

Method: Sale

Date: 21/06/2025

Property Type: House



20 Esther St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  1

Price: \$1,430,000

Method: Auction Sale

Date: 13/09/2025

Rooms: 6

Property Type: House (Res)



3 Rose Av BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,275,000

Method: Auction Sale

Date: 28/07/2025

Property Type: House (Res)

Land Size: 647 sqm approx

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