

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 12 Corroboree Place, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

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	8 Pamela Gr TEMPLESTOWE LOWER 3107	\$1,930,000	20/09/2025
2	10a Marianne Way DONCASTER 3108	\$1,930,000	02/08/2025
3	5a Philip Av DONCASTER 3108	\$1,950,000	08/07/2025

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: 05/11/2025 15:15

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5 3 3

Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median House Price
September quarter 2025: \$1,355,944

Comparable Properties



8 Pamela Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 4

Price: \$1,930,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 731 sqm approx



10a Marianne Way DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,930,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 371 sqm approx



5a Philip Av DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$1,950,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699



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