

## 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 OLYMPUS DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,327,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 15 VERENE AVENUE TEMPLESTOWE LOWER VIC 3107 | \$1,560,000 | 14-Oct-25 |
| 1 BORDEAUX STREET DONCASTER VIC 3108        | \$1,600,011 | 23-Oct-25 |
| 4 LAWANNA DRIVE TEMPLESTOWE VIC 3106        | \$1,550,000 | 24-Aug-25 |

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 6 months.

This Statement of Information was prepared on: 24 October 2025



**15 VERENE AVENUE  
TEMPLESTOWE LOWER VIC 3107**

4 1 2

Sold Price <sup>RS</sup> **\$1,560,000** Sold Date **14-Oct-25**

Distance **1.25km**



**1 BORDEAUX STREET DONCASTER  
VIC 3108**

4 2 2

Sold Price <sup>RS</sup> **\$1,600,011** Sold Date **23-Oct-25**

Distance **0.58km**



**4 LAWANNA DRIVE  
TEMPLESTOWE VIC 3106**

4 3 4

Sold Price **\$1,550,000** Sold Date **24-Aug-25**

Distance **1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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