

# 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

14 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)

Range between \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$1,345,000

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2024

to 31/03/2025

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 | 24 Talbot St TEMPLESTOWE LOWER 3107 | \$1,808,000 | 24/04/2025   |
| 2 | 16a Robyn St DONCASTER 3108         | \$1,930,000 | 06/04/2025   |
| 3 | 4 Furlong La DONCASTER 3108         | \$1,920,000 | 08/02/2025   |

**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:

13/05/2025 16:22

14 Olympus Drive, Templestowe Lower Vic 3107



 4  5  2

**Property Type:** House  
**Land Size:** 358 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,900,000  
**Median House Price**  
Year ending March 2025: \$1,345,000

## Comparable Properties



**24 Talbot St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,808,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2025  
**Property Type:** House (Res)  
**Land Size:** 358 sqm approx



**16a Robyn St DONCASTER 3108 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,930,000  
**Method:** Private Sale  
**Date:** 06/04/2025  
**Property Type:** House (Res)  
**Land Size:** 342 sqm approx



**4 Furlong La DONCASTER 3108 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 08/02/2025  
**Property Type:** House (Res)  
**Land Size:** 352 sqm approx

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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