

# 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

15 Bilby Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,380,000

&

\$1,510,000

### Median sale price

Median price

\$1,379,000

Property Type

House

Suburb

Templestowe Lower

Period - From

12/11/2023

to

11/11/2024

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	138 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,506,000	19/10/2024
2	24 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,563,500	07/09/2024
3	9 Totara Ct TEMPLESTOWE LOWER 3107	\$1,588,000	07/09/2024

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:

12/11/2024 16:11



 5  2  2

**Property Type:** House  
**Land Size:** 667 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,380,000 - \$1,510,000

**Median House Price**  
 12/11/2023 - 11/11/2024: \$1,379,000

## Comparable Properties



**138 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,506,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)



**24 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,563,500  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** House (Res)  
**Land Size:** 747 sqm approx



**9 Totara Ct TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,588,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** House (Res)  
**Land Size:** 737 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**