

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

3/22 Oliver Road, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,040,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

13/10/2024

to

12/10/2025

Source

Property Data

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	3/20 Oliver Rd TEMPLESTOWE 3106	\$1,128,000	01/07/2025
2	6/250 Williamsons Rd TEMPLESTOWE 3106	\$1,080,000	13/06/2025
3	4/292 Porter St TEMPLESTOWE 3106	\$1,175,000	08/04/2025

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:

13/10/2025 13:20



4
 3
 2

Property Type: Townhouse
(Single)

Agent Comments

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.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

13/10/2024 - 12/10/2025: \$1,040,000

Comparable Properties



3/20 Oliver Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,128,000

Method: Private Sale

Date: 01/07/2025

Property Type: Townhouse (Single)



6/250 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 13/06/2025

Property Type: Townhouse (Res)



4/292 Porter St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,175,000

Method: Private Sale

Date: 08/04/2025

Property Type: Townhouse (Single)

Land Size: 230 sqm approx

Account - Barry Plant | P: 03 9842 8888