

# 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 Dove Court, 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 \$2,500,000

&

\$2,650,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2025

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	7 Pilbara Mews BULLEEN 3105	\$2,300,000	24/03/2025
2	75 Yarra Valley Blvd BULLEEN 3105	\$2,835,000	15/02/2025
3	23 Bryson Gr TEMPLESTOWE LOWER 3107	\$2,380,000	27/11/2024

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:

08/05/2025 18:05

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**Indicative Selling Price**

\$2,500,000 - \$2,650,000

**Median House Price**

March quarter 2025: \$1,300,000



 5  3  2

**Property Type:** House

**Land Size:** 886 sqm approx

**Agent Comments**

## Comparable Properties



**7 Pilbara Mews BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,300,000

**Method:** Sold Before Auction

**Date:** 24/03/2025

**Property Type:** House (Res)



**75 Yarra Valley Blvd BULLEEN 3105 (REI)**

**Agent Comments**

 6  4  4

**Price:** \$2,835,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House (Res)

**Land Size:** 799 sqm approx



**23 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$2,380,000

**Method:** Private Sale

**Date:** 27/11/2024

**Property Type:** House (Res)

**Land Size:** 707 sqm approx

**Account - Barry Plant** | P: 03 9842 8888