

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

31 Caroline Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,347,500

Property Type

House

Suburb

Templestowe Lower

Period - From

20/10/2024

to

19/10/2025

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 Rooney St TEMPLESTOWE LOWER 3107	\$1,450,000	01/10/2025
2	330 George St DONCASTER 3108	\$1,500,000	01/10/2025
3	38 Cuthbert St BULLEEN 3105	\$1,413,000	20/09/2025

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:

20/10/2025 10:35

31 Caroline Drive, Templestowe Lower Vic 3107



Property Type:
Land Size: 914 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
20/10/2024 - 19/10/2025: \$1,347,500

Comparable Properties



3 Rooney St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: House (Res)
Land Size: 1135 sqm approx



330 George St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: House (Res)
Land Size: 979 sqm approx



38 Cuthbert St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,413,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Land (Res)
Land Size: 763 sqm approx

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



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