

# 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

32 Oliver Road, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,573,750 Property Type House Suburb Templestowe

Period - From 01/01/2026 to 31/03/2026 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	1/267 Porter St TEMPLESTOWE 3106	\$1,550,000	11/04/2026
2	3a Haldane Ct DONCASTER EAST 3109	\$1,600,000	08/04/2026
3	14 Inglewood CI DONCASTER EAST 3109	\$1,762,000	28/02/2026

**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:

22/05/2026 11:33



4 3 2

**Property Type:** House

Agent Comments

## Comparable Properties



1/267 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 11/04/2026  
**Property Type:** House (Res)



3a Haldane Ct DONCASTER EAST 3109 (REI)

Agent Comments

5 3 2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 08/04/2026  
**Property Type:** House (Res)  
**Land Size:** 470 sqm approx



14 Inglewood Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,762,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 329 sqm approx