

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

4 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,680,000

&

\$1,800,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2024

to

31/12/2024

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	2a Buller Tce TEMPLESTOWE LOWER 3107	\$1,700,000	08/11/2024
2	43 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,655,000	15/10/2024
3	70a Rose Av TEMPLESTOWE LOWER 3107	\$1,715,000	20/09/2024

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:

17/02/2025 15:05



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,800,000
Median House Price
Year ending December 2024: \$1,360,000

Comparable Properties



2a Buller Tce TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

5 3 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 08/11/2024
Property Type: House (Res)
Land Size: 308 sqm approx



43 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

4 2 2

Price: \$1,655,000
Method: Sold Before Auction
Date: 15/10/2024
Property Type: House (Res)
Land Size: 612 sqm approx



70a Rose Av TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

4 3 2

Price: \$1,715,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 359 sqm approx