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 Romilly Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,388,500 Property Type House Suburb Templestowe Lower

Period - From 01/04/2025 to 30/06/2025 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	28 Ironbark Dr TEMPLESTOWE LOWER 3107	$1,588,000	07/06/2025
2	3 Beale Ct TEMPLESTOWE 3106	$1,670,000	02/05/2025
3	16 Greenock Pl TEMPLESTOWE 3106	$1,606,000	05/04/2025

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: 07/08/2025 21:34

4 Romilly Avenue, Templestowe Lower Vic 3107

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
June quarter 2025: $1,388,500

Comparable Properties

28 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)

5 2 2

Price: $1,588,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

3 Beale Ct TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,670,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 727 sqm approx

Agent Comments

16 Greenock Pl TEMPLESTOWE 3106 (REI/VG)

5 2 2

Price: $1,606,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

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

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