

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

42 Eucalypt Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,280,000

&

\$1,350,000

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	15 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,272,000	09/08/2025
2	8 Crawford Rd TEMPLESTOWE LOWER 3107	\$1,300,000	02/08/2025
3	24 Dillwynia Av TEMPLESTOWE LOWER 3107	\$1,150,000	07/07/2025

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:

12/09/2025 10:28



 3  2  2

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,350,000
Median House Price
 June quarter 2025: \$1,388,500

Comparable Properties



15 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,272,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 652 sqm approx



8 Crawford Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 652 sqm approx



24 Dillwynia Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,150,000
Method: Sold After Auction
Date: 07/07/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888