

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 CAROLINE DRIVE, TEMPLESTOWE LOWER, VIC 3107

Indicative selling price

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

Single price

or range between

\$3,900,000

&

\$4,280,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

TEMPLESTOWE LOWER

Period - From

November 2024

to

October 2023

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 JEFFREY STREET, TEMPLESTOWE LOWER, VIC 3107	\$3,888,888	07/02/2023
22 LAURI ANN STREET, TEMPLESTOWE LOWER, VIC 3107	\$3,850,000	10/02/2023
25 DUMOSSA AVENUE, BULLEEN, VIC 3105	\$3,850,000	08/05/2024

This Statement of Information was prepared on:

4/03/2025