

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

8 Dove Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,250,000

&

\$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	3 Gisborne St BULLEEN 3105	\$1,270,000	06/09/2025
2	17 Lowan Av TEMPLESTOWE LOWER 3107	\$1,345,000	05/04/2025
3	5 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,222,000	29/03/2025

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:

23/09/2025 15:35

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2025: \$1,388,500



 4  2  2

Property Type: House

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



3 Gisborne St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,270,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 818 sqm approx



17 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,345,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 765 sqm approx



5 Benambra Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  1  2

Price: \$1,222,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Barry Plant | P: 03 9842 8888