

# 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

25 Toulon Drive, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2023 to 31/12/2023 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	2 Ryall Ct DONCASTER 3108	\$1,400,000	27/01/2024
2	19 Ardgowan Ct TEMPLESTOWE LOWER 3107	\$1,360,000	05/02/2024
3	3 The Glades DONCASTER 3108	\$1,350,000	11/11/2023

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: 15/02/2024 14:04



4 3 2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 738 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
Year ending December 2023: \$1,410,000

## Comparable Properties



**2 Ryall Ct DONCASTER 3108 (REI)**

Agent Comments

5 2 2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 27/01/2024  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



**19 Ardgowrie Ct TEMPLESTOWE LOWER 3107 (REI)** Agent Comments

5 3 2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 05/02/2024  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx



**3 The Glades DONCASTER 3108 (VG)**

Agent Comments

4 - -

**Price:** \$1,350,000  
**Method:** Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx