

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 28 Dillwynia Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,750,000 & \$1,880,000

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	12 Robyn St DONCASTER 3108	\$1,905,000	25/11/2023
2	2 Inez Ct DONCASTER 3108	\$1,780,000	13/09/2023
3	6 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,635,000	31/10/2023

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: 31/01/2024 12:46



 4  3  2

Property Type: House

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



12 Robyn St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,905,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 664 sqm approx



2 Inez Ct DONCASTER 3108 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,780,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 806 sqm approx



6 Cambridge Wynd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,635,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res)

Land Size: 676 sqm approx