

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

3 Michael Street, 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

\$1,335,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2026

to

30/06/2026

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 Village Av DONCASTER 3108	\$1,330,000	30/05/2026
2	37 Grant Olson Av BULLEEN 3105	\$1,300,000	09/05/2026
3	2 Totara Ct TEMPLESTOWE LOWER 3107	\$1,300,000	04/05/2026

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:

06/07/2026 10:52



Property Type: House (Previously Occupied - Detached)

Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

June quarter 2026: \$1,335,000

Comparable Properties



12 Village Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,330,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 728 sqm approx



37 Grant Olson Av BULLEEN 3105 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 652 sqm approx



2 Totara Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 04/05/2026

Property Type: House (Res)

Land Size: 667 sqm approx