

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

34 Caroline Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,690,000

&

\$1,859,000

Median sale price

Median price

\$1,376,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

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	5a Philip Av DONCASTER 3108	\$1,720,000	02/05/2026
2	23a Linton Av TEMPLESTOWE LOWER 3107	\$1,680,000	08/03/2026
3	36a Marcus Rd TEMPLESTOWE LOWER 3107	\$1,888,888	28/02/2026

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:

14/07/2026 11:53



4 3 2

Property Type: House (Res)

Land Size: 388 sqm approx

Agent Comments

Indicative Selling Price

\$1,690,000 - \$1,859,000

Median House Price

Year ending June 2026: \$1,376,000

Comparable Properties



5a Philip Av DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$1,720,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)



23a Linton Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,680,000

Method: Private Sale

Date: 08/03/2026

Property Type: House

Land Size: 327 sqm approx



36a Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,888,888

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 373 sqm approx