

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

4 Caroline Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

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	46 Auburn Cr DONCASTER 3108	\$1,800,000	13/08/2026
2	5a Philip Av DONCASTER 3108	\$1,720,000	02/05/2026
3			

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:

26/08/2026 13:21



5
 3
 2

Property Type: House (Res)

Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

June quarter 2026: \$1,335,000

Comparable Properties



46 Auburn Cr DONCASTER 3108 (REI)

Agent Comments

4
 3
 2

Price: \$1,800,000

Method: Private Sale

Date: 13/08/2026

Property Type: House (Res)

Land Size: 269 sqm approx



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)

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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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