

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

53 Ironbark Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,378,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2025

to

31/03/2026

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	9 Terence Ct DONCASTER 3108	\$1,280,000	21/02/2026
2	60 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,350,000	13/12/2025
3	47 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,447,000	07/12/2025

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:

27/04/2026 16:17

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2026: \$1,378,000



 4  2  2

Property Type: House

Land Size: 682 sqm approx

Agent Comments

Comparable Properties



9 Terence Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,280,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 682 sqm approx



60 Waratah Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,350,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 655 sqm approx



47 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,447,000

Method: Expression of Interest

Date: 07/12/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 8841 4888