

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

67 Ironbark Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	3 Bedford Ct TEMPLESTOWE LOWER 3107	\$1,263,000	15/08/2026
2	6 Melaleuca Av TEMPLESTOWE LOWER 3107	\$1,210,000	08/08/2026
3	3 Christine Ct DONCASTER 3108	\$1,343,500	29/07/2026

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:

20/08/2026 17:09



 4  2  2

Property Type: House (Res)
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2026: \$1,335,000

Comparable Properties

3 Bedford Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  1

Price: \$1,263,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 945 sqm approx



6 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,210,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 651 sqm approx



3 Christine Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,343,500
Method: Private Sale
Date: 29/07/2026
Property Type: House
Land Size: 941 sqm approx