

# 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 44 Caroline Drive, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,750,000 & \$3,950,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 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 Hodgson St TEMPLESTOWE LOWER 3107	\$3,478,000	25/12/2025
2			
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.

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Mark Di Giulio  
9842 8888  
0407 863 179  
mdigiulio@barryplant.com.au

**Indicative Selling Price**  
\$3,750,000 - \$3,950,000  
**Median House Price**  
March quarter 2026: \$1,450,000



**Property Type:** House  
**Land Size:** 730 sqm approx  
**Agent Comments**

## Comparable Properties



**9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$3,478,000  
**Method:** Private Sale  
**Date:** 25/12/2025  
**Property Type:** House  
**Land Size:** 727 sqm approx

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 - Barry Plant | P: 03 9842 8888**



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