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	32 David Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,920,000 & $2,100,000

Median sale price

Median price $1,388,500 Property Type House Suburb Templestowe Lower

Period - From 01/04/2025 to 30/06/2025 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	19 Macedon Ct TEMPLESTOWE LOWER 3107	$1,845,000	09/08/2025
2	121 High St DONCASTER 3108	$1,670,000	27/06/2025
3	7 Rhonda St DONCASTER 3108	$2,080,000	12/03/2025

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: 02/09/2025 11:26

32 David Road, Templestowe Lower Vic 3107

BARRYPLANT



5 2 3

Property Type: House
Land Size: 1236 sqm approx

Agent Comments

Indicative Selling Price
$1,920,000 - $2,100,000
Median House Price
June quarter 2025: $1,388,500

Comparable Properties



19 Macedon Ct TEMPLESTOWE LOWER 3107 (REI)

5 3 3

Price: $1,845,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 840 sqm approx

Agent Comments



121 High St DONCASTER 3108 (REI)

5 3 2

Price: $1,670,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 1064 sqm approx

Agent Comments



7 Rhonda St DONCASTER 3108 (VG)

4 - -

Price: $2,080,000
Method: Sale
Date: 12/03/2025
Property Type: House (Res)
Land Size: 815 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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