

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

46 DELLFIELD DRIVE TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,367,000

Property type

House

Suburb

Templestowe Lower

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

3 LORNA COURT TEMPLESTOWE LOWER VIC 3107	\$1,130,000	27-Feb-26
111 FOOTE STREET TEMPLESTOWE LOWER VIC 3107	\$1,062,000	16-Mar-26
235 HIGH STREET TEMPLESTOWE LOWER VIC 3107	\$1,070,000	06-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 10 June 2026

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**3 LORNA COURT TEMPLESTOWE
LOWER VIC 3107** 4  2  2

Sold Price

\$1,130,000

Sold Date

27-Feb-26

Distance

0.34km**111 FOOTE STREET TEMPLESTOWE
LOWER VIC 3107** 4  2  2

Sold Price

\$1,062,000

Sold Date

16-Mar-26

Distance

0.82km**235 HIGH STREET TEMPLESTOWE
LOWER VIC 3107** 4  2  2

Sold Price

^{RS}\$1,070,000

Sold Date

06-Jun-26

Distance

0.88km**RS** = Recent sale**UN** = Undisclosed Sale

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