

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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,365,000

Property type

House

Suburb

Templestowe Lower

Period-from

01 Apr 2025

to

31 Mar 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

14 COLONSAY STREET TEMPLESTOWE VIC 3106	\$1,280,000	10-Nov-25
3 LORNA COURT TEMPLESTOWE LOWER VIC 3107	\$1,130,000	27-Feb-26
3 EUCALYPT AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,433,100	13-Dec-25

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: 28 April 2026

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**14 COLONSAY STREET
TEMPLESTOWE VIC 3106**

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Sold Price **\$1,280,000** Sold Date **10-Nov-25**Distance **0.67km****3 LORNA COURT TEMPLESTOWE
LOWER VIC 3107**

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Sold Price **\$1,130,000** Sold Date **27-Feb-26**Distance **0.34km****3 EUCALYPT AVENUE
TEMPLESTOWE LOWER VIC 3107**

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Sold Price **\$1,433,100** Sold Date **13-Dec-25**Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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