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	14 Oliver Road, Templestowe Vic 3106

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $1,690,000 Property Type House Suburb Templestowe

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	2 Plane Ct TEMPLESTOWE 3106	$3,160,000	21/06/2025
2	9 Elm Ct TEMPLESTOWE 3106	$2,710,000	14/06/2025
3	5 Tramore Cl TEMPLESTOWE 3106	$2,500,000	15/02/2025

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: 07/08/2025 11:21

14 Oliver Road, Templestowe Vic 3106



5 3 2

Property Type: House
Land Size: 1434 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
June quarter 2025: $1,690,000

Comparable Properties



2 Plane Ct TEMPLESTOWE 3106 (REI)

5 3 2

Price: $3,160,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 857 sqm approx

Agent Comments



9 Elm Ct TEMPLESTOWE 3106 (REI/VG)

5 3 3

Price: $2,710,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments



5 Tramore Cl TEMPLESTOWE 3106 (REI/VG)

5 5 2

Price: $2,500,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 882 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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