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 3/22 Oliver Road, Templestowe Vic 3106 Including suburb and postcode

Indicative selling price

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

Range between \$1,000,000 \$1,100,000 &

Median sale price

Median price	\$1,040,000	Pro	perty Type	Townhouse		Suburb	Templestowe
Period - From	13/10/2024	to	12/10/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	3/20 Oliver Rd TEMPLESTOWE 3106	\$1,128,000	01/07/2025
2	6/250 Williamsons Rd TEMPLESTOWE 3106	\$1,080,000	13/06/2025
3	4/292 Porter St TEMPLESTOWE 3106	\$1,175,000	08/04/2025

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable B*properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/10/2025 13:20













Property Type: Townhouse

(Single)

Agent Comments

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.

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Townhouse Price 13/10/2024 - 12/10/2025: \$1,040,000

Comparable Properties



3/20 Oliver Rd TEMPLESTOWE 3106 (REI/VG)

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3

Price: \$1,128,000 **Method:** Private Sale **Date:** 01/07/2025

Property Type: Townhouse (Single)

Agent Comments



6/250 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

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2

Price: \$1,080,000

Method: Sold Before Auction

Date: 13/06/2025

Property Type: Townhouse (Res)

Agent Comments



4/292 Porter St TEMPLESTOWE 3106 (REI/VG)

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Price: \$1,175,000 **Method:** Private Sale **Date:** 08/04/2025

Property Type: Townhouse (Single) **Land Size:** 230 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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