

# 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

4a Omar Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,125,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

19/12/2024

to

18/12/2025

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	Price	Date of sale
1	1/132 Parker St TEMPLESTOWE 3106	\$875,000	17/11/2025
2	1/97 Foote St TEMPLESTOWE LOWER 3107	\$1,082,000	23/10/2025
3	8/12 Omar St TEMPLESTOWE LOWER 3107	\$957,000	03/10/2025

**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:

19/12/2025 22:18

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price**

19/12/2024 - 18/12/2025: \$1,125,000



3 2 2

**Property Type:** Townhouse

**Land Size:** 216 sqm approx

Agent Comments

## Comparable Properties



**1/132 Parker St TEMPLESTOWE 3106 (VG)**

Agent Comments

3 - -

**Price:** \$875,000

**Method:** Sale

**Date:** 17/11/2025

**Property Type:** Flat/Unit/Apartment (Res)



**1/97 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$1,082,000

**Method:** Sold Before Auction

**Date:** 23/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 201 sqm approx



**8/12 Omar St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$957,000

**Method:** Private Sale

**Date:** 03/10/2025

**Property Type:** Townhouse (Single)

**Account - Barry Plant** | P: 03 9842 8888