

## 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



**Property Type:** Townhouse

**Land Size:** 216 sqm approx

Agent Comments

Mark Di Giulio

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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

## Comparable Properties



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

Agent Comments



**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



**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



**Price:** \$957,000

**Method:** Private Sale

**Date:** 03/10/2025

**Property Type:** Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888