

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

15 Bilby Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,380,000

&

\$1,510,000

Median sale price

Median price

\$1,379,000

Property Type

House

Suburb

Templestowe Lower

Period - From

12/11/2023

to

11/11/2024

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	138 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,506,000	19/10/2024
2	24 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,563,500	07/09/2024
3	9 Totara Ct TEMPLESTOWE LOWER 3107	\$1,588,000	07/09/2024

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:

12/11/2024 16:11



 5  2  2

Property Type: House
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
 \$1,380,000 - \$1,510,000
Median House Price
 12/11/2023 - 11/11/2024: \$1,379,000

Comparable Properties



138 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,506,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)



24 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,563,500
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 747 sqm approx



9 Totara Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,588,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 737 sqm approx

Account - Harcourts Vermont South | P: 03 98861008