

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

8/12 Omar Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$900,000

&

\$940,000

Median sale price

Median price \$1,032,500

Property Type Unit

Suburb Templestowe Lower

Period - From 01/07/2024

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 | 4/382-384 High St TEMPLESTOWE LOWER 3107 | \$905,000 | 12/05/2025 |
| 2 | 3/47 John St TEMPLESTOWE LOWER 3107 | \$920,000 | 23/05/2025 |
| 3 | 17 Cygnet Av TEMPLESTOWE LOWER 3107 | \$945,000 | 13/04/2025 |

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:

21/07/2025 09:36

Kristy Djordevic

8841 4888

0467 884 530

kristydjordevic@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$940,000

Median Unit Price

Year ending June 2025: \$1,032,500



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/382-384 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$905,000

Method: Private Sale

Date: 12/05/2025

Property Type: Townhouse (Single)



3/47 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 23/05/2025

Property Type: Townhouse (Single)



17 Cygnet Av TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

3 - -

Price: \$945,000

Method: Sale

Date: 13/04/2025

Property Type: House - Attached House N.E.C.

Land Size: 177 sqm approx

Account - Jellis Craig | P: 03 8841 4888