

# 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

14 Oliver Road, Templestowe Vic 3106

### Indicative selling price

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

Range between \$2,780,000

&

\$2,950,000

### Median sale price

Median price \$1,690,000

Property Type House

Suburb Templestowe

Period - From 01/04/2025

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	2 Plane Ct TEMPLESTOWE 3106	\$3,160,000	21/06/2025
2	9 Elm Ct TEMPLESTOWE 3106	\$2,710,000	14/06/2025
3	5 Tramore Cl TEMPLESTOWE 3106	\$2,500,000	15/02/2025

**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 10:54



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**Property Type:** House  
**Land Size:** 1434 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,780,000 - \$2,950,000  
**Median House Price**  
June quarter 2025: \$1,690,000

## Comparable Properties



**2 Plane Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$3,160,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)  
**Land Size:** 857 sqm approx



**9 Elm Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

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**Price:** \$2,710,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 744 sqm approx



**5 Tramore CI TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

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**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)  
**Land Size:** 882 sqm approx

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