

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 & \$990,000

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	3/47 John St TEMPLESTOWE LOWER 3107	\$920,000	23/05/2025
2	17 Cygnet Av TEMPLESTOWE LOWER 3107	\$945,000	13/04/2025
3	3/20 Parker St TEMPLESTOWE LOWER 3107	\$990,000	07/05/2025

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:

14/07/2025 16:41

8/12 Omar Street, Templestowe Lower Vic 3107

**Jellis
Craig**

Kristy Djordevic

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

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



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



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



3/20 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 3 2

Price: \$990,000

Method: Private Sale

Date: 07/05/2025

Property Type: Townhouse (Single)

Land Size: 203 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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