

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

6 BOONAH COURT TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,337,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

3 HICKORY STREET TEMPLESTOWE LOWER VIC 3107	\$1,265,000	14-Jun-25
15 DELLFIELD DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,300,000	22-Feb-25
28 MONTELLIER CRESCENT TEMPLESTOWE LOWER VIC 3107	\$1,255,000	08-Feb-25

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 6 months.

This Statement of Information was prepared on: 29 June 2025

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**3 HICKORY STREET
TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price ^{RS} **\$1,265,000** Sold Date **14-Jun-25**

Distance **1.18km**



**15 DELLFIELD DRIVE
TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price **\$1,300,000** Sold Date **22-Feb-25**

Distance **0.57km**



**28 MONTELLIER CRESCENT
TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price **\$1,255,000** Sold Date **08-Feb-25**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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