

## 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

3 TOTARA COURT TEMPLESTOWE LOWER VIC 3107

### Indicative selling price

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

Single Price

or range  
between

\$1,380,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,353,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 EUCALYPT AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,433,100	13-Dec-25
2 SOPHORA COURT TEMPLESTOWE LOWER VIC 3107	\$1,490,000	11-Oct-25
47 FYFE DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,447,000	07-Dec-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: 13 March 2026



**3 EUCALYPT AVENUE  
TEMPLESTOWE LOWER VIC 3107**

5 2 2

Sold Price **\$1,433,100** Sold Date **13-Dec-25**

Distance **0.12km**



**2 SOPHORA COURT  
TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price **\$1,490,000** Sold Date **11-Oct-25**

Distance **0.17km**



**47 FYFE DRIVE  
TEMPLESTOWE  
LOWER VIC 3107**

5 3 2

Sold Price **\$1,447,000** Sold Date **07-Dec-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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