

# 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 63 Caroline Drive, 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)

Range between \$1,250,000 & \$1,320,000

### Median sale price

Median price \$1,390,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2025 to 31/12/2025 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	36 Magnolia Dr TEMPLESTOWE LOWER 3107	\$1,165,000	26/02/2026
2	105 Swanston St TEMPLESTOWE LOWER 3107	\$1,160,000	14/02/2026
3	20 Milsom Av TEMPLESTOWE LOWER 3107	\$1,330,000	06/01/2026

**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: 06/03/2026 13:36



**Property Type:** House  
**Land Size:** 728 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,320,000  
**Median House Price**  
December quarter 2025: \$1,390,000

## Comparable Properties



**36 Magnolia Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,165,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2026  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**105 Swanston St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**20 Milsom Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** House  
**Land Size:** 901 sqm approx