

## 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

10 IRONBARK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,374,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 51 WINSTON DRIVE DONCASTER VIC 3108  | \$1,250,000 | 29-Nov-24 |
| 122 HIGH STREET DONCASTER VIC 3108   | \$1,300,000 | 03-Dec-24 |
| 17 MARILYN STREET DONCASTER VIC 3108 | \$1,252,000 | 25-Nov-24 |

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: 06 December 2024



**51 WINSTON DRIVE DONCASTER VIC 3108**

 4  2  2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **29-Nov-24**

Distance **1.09km**



**122 HIGH STREET DONCASTER VIC 3108**

 4  2  2

Sold Price <sup>RS</sup> **\$1,300,000** <sup>UN</sup> Sold Date **03-Dec-24**

Distance **1.14km**



**17 MARILYN STREET DONCASTER VIC 3108**

 4  2  2

Sold Price <sup>RS</sup> **\$1,252,000** Sold Date **25-Nov-24**

Distance **1.4km**

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

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