

# 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

46 Dellfield 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 \$1,000,000

&

\$1,050,000

### Median sale price

Median price \$1,370,000

Property Type House

Suburb Templestowe Lower

Period - From 02/07/2025

to

01/07/2026

Source

Property Data

### 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 | 235 High St TEMPLESTOWE LOWER 3107  | \$1,070,000 | 06/06/2026   |
| 2 | 111 Foote St TEMPLESTOWE LOWER 3107 | \$1,062,000 | 25/03/2026   |
| 3 | 3 Lorna Ct TEMPLESTOWE LOWER 3107   | \$1,130,000 | 02/03/2026   |

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:

02/07/2026 11:29



 4  2  2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,000,000 - \$1,050,000  
**Median House Price**  
 02/07/2025 - 01/07/2026: \$1,370,000

## Comparable Properties



**235 High St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 06/06/2026  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx



**111 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,062,000  
**Method:** Private Sale  
**Date:** 25/03/2026  
**Property Type:** House (Res)  
**Land Size:** 751 sqm approx



**3 Lorna Ct TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** House  
**Land Size:** 714 sqm approx

**Account - Barry Plant** | P: 03 9874 3355