

# 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

33 Bilby Street, 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

\$1,900,000

&

\$2,090,000

### Median sale price

Median price

\$1,360,888

Property type

House

Suburb

Templestowe Lower

Period - From

01/02/2025

to

31/01/2026

Source



PropTrack

### 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
12 Corroboree Place, Templestowe Lower, VIC 3107	\$1,950,000	16/11/2025
11 Marianne Way, Doncaster, VIC 3108	\$2,028,000	14/11/2025
15A Marianne Way, Doncaster, VIC 3108	\$1,950,000	03/11/2025

**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: 27/02/2026