

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

15 Peter-budge Avenue, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Templestowe

Period - From 01/07/2024

to

30/06/2025

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	7a Daws Rd DONCASTER EAST 3109	\$1,670,000	24/05/2025
2	332 Blackburn Rd DONCASTER EAST 3109	\$1,708,888	17/04/2025
3	16 Emerald Rise TEMPLESTOWE 3106	\$1,560,000	22/02/2025

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:

21/07/2025 12:32

15 Peter-budge Avenue, Templestowe Vic 3106

JellisCraig

Nicole Qiu

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending June 2025: \$1,700,000



4 3 2

Property Type: House

Land Size: 338 sqm approx

Agent Comments

Comparable Properties



7a Daws Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 4 2

Price: \$1,670,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Townhouse (Res)

Land Size: 363 sqm approx



332 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,708,888

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 413 sqm approx



16 Emerald Rise TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,560,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 374 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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