

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

3 Marist Place, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,650,000

Property Type Vacant land

Suburb Templestowe

Period - From 18/06/2024

to

17/06/2025

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	8 Marist PI TEMPLESTOWE 3106	\$1,650,000	01/03/2025
2	17 Edwin Rd TEMPLESTOWE 3106	\$3,265,000	21/02/2025
3	39 Edwin Rd TEMPLESTOWE 3106	\$3,000,000	07/02/2025

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:

18/06/2025 12:19



Property Type: Land (Res)
Land Size: 4035 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median Land Price
 18/06/2024 - 17/06/2025: \$1,650,000

Comparable Properties



8 Marist PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 01/03/2025
Property Type: Land (Res)
Land Size: 4000 sqm approx



17 Edwin Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,265,000
Method: Private Sale
Date: 21/02/2025
Property Type: Land (Res)
Land Size: 4001 sqm approx



39 Edwin Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$3,000,000
Method: Expression of Interest
Date: 07/02/2025
Property Type: Land (Res)
Land Size: 4010 sqm approx

Account - Barry Plant | P: 03 9842 8888