

# 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

7 County Terrace, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,450,000

&

\$2,650,000

### Median sale price\*

Median price \$2,630,000

Property Type Vacant land

Suburb Templestowe

Period - From 01/03/2025

to

22/07/2025

Source PropertyData

### 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	90-94 Serpells Rd TEMPLESTOWE 3106	\$2,600,000	12/07/2025
2	9 Berwyn Cr TEMPLESTOWE 3106	\$2,650,000	10/05/2025
3	1 Willowbank Ct TEMPLESTOWE 3106	\$2,640,000	21/04/2025

**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:

22/07/2025 10:47



**Property Type:** Land  
**Land Size:** 4123 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,450,000 - \$2,650,000  
**Median Vacant Land Price \***  
 01/03/2025 - 22/07/2025: \$2,630,000  
 \* Agent calculated median

## Comparable Properties



**90-94 Serpells Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$2,600,000  
**Method:** Auction Sale  
**Date:** 12/07/2025  
**Property Type:** House (Res)  
**Land Size:** 4082 sqm approx



**9 Berwyn Cr TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$2,650,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House (Res)  
**Land Size:** 4096 sqm approx



**1 Willowbank Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$2,640,000  
**Method:** Private Sale  
**Date:** 21/04/2025  
**Property Type:** House  
**Land Size:** 2978 sqm approx