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	7 County Terrace, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,450,000 & \$2,650,000	Range between	\$2,450,000	&	\$2,650,000
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Median sale price*

Median price	\$2,630,000	Pro	perty Type	/acant land		Suburb	Templestowe
Period - From	01/03/2025	to	22/07/2025		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

Add	dress 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 comparableproperties 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)

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Price: \$2,600,000 **Method:** Auction Sale **Date:** 12/07/2025

Property Type: House (Res) **Land Size:** 4082 sqm approx

Agent Comments



9 Berwyn Cr TEMPLESTOWE 3106 (REI)

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Agent Comments

Price: \$2,650,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House

Property Type: House (Res) Land Size: 4096 sqm approx



1 Willowbank Ct TEMPLESTOWE 3106 (REI)

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Agent Comments

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

Account - VICPROP | P: 03 8888 1011





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