

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

13 Templemore Drive, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,730,500

Property Type

House

Suburb

Templestowe

Period - From

01/04/2024

to

31/03/2025

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	20 Princeton PI TEMPLESTOWE 3106	\$1,350,000	28/06/2025
2	5 Glendarragh Rd TEMPLESTOWE 3106	\$1,350,000	24/04/2025
3	19 Beechwood CI DONCASTER EAST 3109	\$1,300,000	08/04/2025

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:

03/07/2025 17:16

13 Templemore Drive, Templestowe Vic 3106

**Jellis
Craig**

Daniel Broadbent

9870 6211

0424 155 476

danielbroadbent@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2025: \$1,730,500



4 2 2

Property Type: House

Land Size: 857 sqm approx

Agent Comments

Comparable Properties



20 Princeton PI TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 856 sqm approx

5 Glendarragh Rd TEMPLESTOWE 3106 (VG)

Agent Comments

4 - -

Price: \$1,350,000

Method: Sale

Date: 24/04/2025

Property Type: House (Res)

Land Size: 816 sqm approx



19 Beechwood CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Private Sale

Date: 08/04/2025

Property Type: House

Land Size: 787 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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