

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

285 Church Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,690,000

Property Type House

Suburb Templestowe

Period - From 01/04/2025

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	10 Morecambe Ct TEMPLESTOWE 3106	\$1,230,000	26/07/2025
2	3 Hickory St TEMPLESTOWE LOWER 3107	\$1,265,000	14/06/2025
3	7 Kolor Way TEMPLESTOWE 3106	\$1,325,000	31/05/2025

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:

01/08/2025 09:32



Property Type: House (Res)

Land Size: 663 sqm approx

Agent Comments

Comparable Properties



10 Morecambe Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 730 sqm approx



3 Hickory St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 669 sqm approx



7 Kolor Way TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House

Land Size: 710 sqm approx