

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 \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb Templestowe

Period - From 01/01/2025

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	28 Dillwynia Av TEMPLESTOWE LOWER 3107	\$1,430,000	10/06/2025
2	7 Kolor Way TEMPLESTOWE 3106	\$1,325,000	31/05/2025
3	16 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,350,000	17/05/2025

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:

11/06/2025 11:24



4 3 2

Property Type: House (Res)

Land Size: 663 sqm approx

Agent Comments

Comparable Properties



28 Dillwynia Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,430,000

Method: Private Sale

Date: 10/06/2025

Property Type: House

Land Size: 706 sqm approx



7 Kolor Way TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,325,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House

Land Size: 710 sqm approx



16 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 654 sqm approx