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	

Indicative selling price

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

Range between \$590,000	&	\$630,000
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Median sale price

Median price	\$613,750	Pro	perty Type	Unit		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

Add	dress of comparable property	Price	Date of sale
1	1/245 Williamsons Rd TEMPLESTOWE 3106	\$612,000	17/05/2025
2	4/380 High St TEMPLESTOWE LOWER 3107	\$616,000	29/04/2025
3	18/123 Parker St TEMPLESTOWE 3106	\$606,000	29/03/2025

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:	14/06/2025 11:06
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Property Type: Townhouse (Res) Land Size: 108 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$630,000 **Median Unit Price** March quarter 2025: \$613,750

Comparable Properties



1/245 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

Price: \$612,000 Method: Auction Sale Date: 17/05/2025 Property Type: Unit

Land Size: 194 sqm approx

4/380 High St TEMPLESTOWE LOWER 3107 (REI/VG)





Agent Comments

Price: \$616,000 Method: Private Sale Date: 29/04/2025 Rooms: 4

2

Property Type: Unit

18/123 Parker St TEMPLESTOWE 3106 (REI)



Agent Comments

Price: \$606,000 Method: Auction Sale Date: 29/03/2025

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999





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