

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

6/1 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$613,750

Property 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	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	6/32 Ballamore Cr DONCASTER 3108	\$630,000	29/03/2025

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:

30/06/2025 23:34

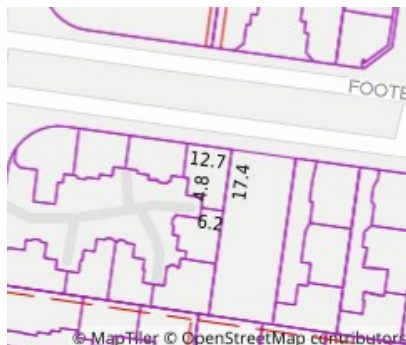
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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

March quarter 2025: \$613,750



 2  1  1

Property Type: Unit

Land Size: 192 sqm approx

Agent Comments

Comparable Properties



1/245 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  1

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)

Agent Comments

 2  1  1

Price: \$616,000

Method: Private Sale

Date: 29/04/2025

Rooms: 4

Property Type: Unit



6/32 Ballamore Cr DONCASTER 3108 (REI)

Agent Comments

 2  1  2

Price: \$630,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Unit

Land Size: 193 sqm approx

Account - Barry Plant | P: 03 9842 8888