## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	6/1 Serpells Road, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$570,000	&	\$620,000
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### Median sale price

Median price	\$613,750	Pro	pperty Type Unit	t		Suburb	Templestowe
Period - From	01/01/2025	to	31/03/2025	So	urce	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	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 comparableproperties 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



Property Type: Unit Land Size: 192 sqm approx

**Agent Comments** 

# Comparable Properties



1/245 Williamsons Rd TEMPLESTOWE 3106 (REI)

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

Land Size: 194 sqm approx

**Agent Comments** 



4/380 High St TEMPLESTOWE LOWER 3107 (REI)

2

Agent Comments

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

Property Type: Unit

6/32 Ballamore Cr DONCASTER 3108 (REI)

Price: \$630,000 Method: Auction Sale Date: 29/03/2025 Property Type: Unit

Land Size: 193 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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