

# 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

7/249 Williamsons Road, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/04/2024

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	8 Harvest Ct DONCASTER 3108	\$890,000	06/06/2025
2	46 Harvest Ct DONCASTER 3108	\$870,000	26/05/2025
3	66 Harvest Ct DONCASTER 3108	\$810,000	14/02/2025

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:

16/06/2025 15:36



 3  2  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**8 Harvest Ct DONCASTER 3108 (REI)**

Agent Comments

 3  2  2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 06/06/2025

**Property Type:** Townhouse (Single)



**46 Harvest Ct DONCASTER 3108 (REI)**

Agent Comments

 3  2  2

**Price:** \$870,000

**Method:** Private Sale

**Date:** 26/05/2025

**Property Type:** Townhouse (Single)



**66 Harvest Ct DONCASTER 3108 (VG)**

Agent Comments

 3  -  -

**Price:** \$810,000

**Method:** Sale

**Date:** 14/02/2025

**Property Type:** Flat/Unit/Apartment (Res)