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 | 8 Amberwood Court, Templestowe Vic 3106 |
|----------------------|---|
| Including suburb and | · |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,400,000 | & | \$1,500,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,690,000 | Pro | perty Type H | ouse | | Suburb | Templestowe |
|---------------|-------------|-----|--------------|------|-------|--------|-------------|
| Period - From | 01/04/2025 | to | 30/06/2025 | S | ource | 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 | 4 Newlyn CI TEMPLESTOWE 3106 | \$1,570,000 | 05/06/2025 |
| 2 | 91 The Grange TEMPLESTOWE 3106 | \$1,505,000 | 16/05/2025 |
| 3 | 274 Church Rd TEMPLESTOWE 3106 | \$1,465,888 | 28/03/2025 |

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: | 14/07/2025 12:28 |
|--|------------------|





Nicole Qiu 8841 4888 0422 419 357 nicolegiu@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price June quarter 2025: \$1,690,000

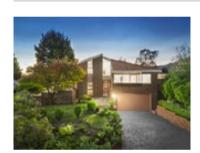




Property Type: House **Land Size:** 766 sqm approx

Agent Comments

Comparable Properties



4 Newlyn CI TEMPLESTOWE 3106 (REI)

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3 2

Price: \$1,570,000

Method: Sold Before Auction

Date: 05/06/2025 **Property Type:** House **Land Size:** 689 sqm approx **Agent Comments**



91 The Grange TEMPLESTOWE 3106 (REI)

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2

Price: \$1,505,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: House (Res) **Land Size:** 651 sqm approx

Agent Comments



274 Church Rd TEMPLESTOWE 3106 (REI/VG)

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2

Price: \$1,465,888 Method: Private Sale Date: 28/03/2025

Property Type: House (Res) **Land Size:** 650 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888



