

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

8 Amberwood Court, Templestowe Vic 3106

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

Property Type House

Suburb Templestowe

Period - From 01/04/2025

to

30/06/2025

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	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 comparable properties 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



 4  3  4

Property Type: House

Land Size: 766 sqm approx

Agent Comments

Comparable Properties



4 Newlyn CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,570,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: House

Land Size: 689 sqm approx



91 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,505,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: House (Res)

Land Size: 651 sqm approx



274 Church Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,465,888

Method: Private Sale

Date: 28/03/2025

Property Type: House (Res)

Land Size: 650 sqm approx