

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 2/300 Porter Street, Templestowe

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,200,000

Median sale price

Median price \$955,251

Property type Unit

Suburb Templestowe

Period - From July 2024

to

Sept 2024

Source REIV

Comparable property sales

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. 411A Porter Street, Templestowe	\$ 1,240,000	30/06/2024
2. 110A Atkinson Street, Templestowe	\$ 1,170,000	22/06/2024
3. 3/11 June Crescent, Templestowe	\$ 1,100,000	16/07/2024

This Statement of Information was prepared on: 19/12/2024

Comparable properties



\$ 1,240,000

411A Porter Street, Templestowe, Victoria

DATE: 30/06/2024

PROPERTY TYPE: UNIT



\$ 1,170,000

110A Atkinson Street, Templestowe, Victoria

DATE: 22/06/2024

PROPERTY TYPE: UNIT



\$ 1,100,000

3/11 June Crescent, Templestowe, Victoria

DATE: 16/07/2024

PROPERTY TYPE: UNIT



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Our Difference



Average of only 21 days on market



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