

# 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 6 Ennersdale Court, 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,811,800 Property Type House Suburb Templestowe

Period - From 01/10/2024 to 31/12/2024 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	1a Donhaven Ct TEMPLESTOWE 3106	\$1,835,000	27/10/2024
2	354 Porter St TEMPLESTOWE 3106	\$1,750,000	21/09/2024
3	3 Keats Cl TEMPLESTOWE 3106	\$2,150,000	19/08/2024

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: 14/02/2025 11:38



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**Property Type:** House (Res)  
**Land Size:** 1219 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,900,000  
**Median House Price**  
 December quarter 2024: \$1,811,800

## Comparable Properties



1a Donhaven Ct TEMPLESTOWE 3106 (REI)

Agent Comments

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**Price:** \$1,835,000  
**Method:** Private Sale  
**Date:** 27/10/2024  
**Property Type:** House  
**Land Size:** 1297 sqm approx



354 Porter St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 1200 sqm approx



3 Keats Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 19/08/2024  
**Property Type:** House (Res)  
**Land Size:** 1036 sqm approx

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