

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

13 Templemore Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	319 Serpells Rd DONCASTER EAST 3109	\$1,560,000	17/02/2025
2	4 Paoa PI TEMPLESTOWE 3106	\$1,660,000	04/11/2024
3	7 Tramore CI TEMPLESTOWE 3106	\$1,385,000	03/10/2024

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:

21/02/2025 11:17



Property Type: House
Land Size: 858 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 December quarter 2024: \$1,811,800

Comparable Properties



319 Serpells Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,560,000
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 786 sqm approx



4 Paoa PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 04/11/2024
Property Type: House (Res)
Land Size: 874 sqm approx



7 Tramore CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,385,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 793 sqm approx

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