

## 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 2/319 Porter Street, Templestowe

### Indicative selling price

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

Single price \$825,000

### Median sale price

Median price \$880,000 Property type Unit Suburb Templestowe  
Period - From Oct 2023 to Dec 2023 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. 4/420 Church Road, Templestowe	\$ 820,000	11/10/2023
2. 1/275 Porter Street, Templestowe	\$ 730,000	6/11/2023
3. 18/54-62 Parker Street, Templestowe	\$ 790,000	25/10/2023

This Statement of Information was prepared on: 22/02/2024

## Comparable properties



**\$820,000**

4/420 Church Road, Templestowe, Victoria

DATE: 11/10/2023

PROPERTY TYPE: UNIT

 2    2  
 2    sqm



**\$730,000**

1/275 Porter Street, Templestowe, Victoria

DATE: 6/11/2023

PROPERTY TYPE: UNIT

 2    1  
 1    sqm



**\$790,000**

18/54-62 Parker Street, Templestowe, Victoria

DATE: 25/10/2023

PROPERTY TYPE: UNIT

 2    1  
 1    sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee