

## 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 MARTINDALE PLACE TEMPLESTOWE VIC 3106

### 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

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,701,894

Property type

House

Suburb

Templestowe

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

6 MERNA DRIVE TEMPLESTOWE VIC 3106	\$1,850,000	13-Nov-24
15 COLERIDGE COURT TEMPLESTOWE VIC 3106	\$1,702,000	17-Nov-24
56 GREENRIDGE AVENUE TEMPLESTOWE VIC 3106	\$1,750,000	17-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 12 February 2025



**6 MERNA DRIVE TEMPLESTOWE  
VIC 3106**

4 2 2

Sold Price <sup>RS</sup> **\$1,850,000** <sup>UN</sup> Sold Date **13-Nov-24**

Distance **1.1km**



**15 COLERIDGE COURT  
TEMPLESTOWE VIC 3106**

4 2 2

Sold Price <sup>RS</sup> **\$1,702,000** Sold Date **17-Nov-24**

Distance **1.22km**



**56 GREENRIDGE AVENUE  
TEMPLESTOWE VIC 3106**

4 2 2

Sold Price **\$1,750,000** Sold Date **17-Aug-24**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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