

# 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 Whitehall 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 \$2,300,000 & \$2,400,000

### 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	39 Forest Ct TEMPLESTOWE 3106	\$2,200,000	03/10/2024
2	1 Anthlin Ct TEMPLESTOWE 3106	\$2,703,500	21/09/2024
3	8 Coleridge Ct TEMPLESTOWE 3106	\$2,550,000	17/07/2024

**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:

23/01/2025 16:39



 5    3    2

**Property Type:** House  
**Land Size:** 847 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,300,000 - \$2,400,000  
**Median House Price**  
 December quarter 2024: \$1,811,800

## Comparable Properties



**39 Forest Ct TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 03/10/2024  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx



**1 Anthlin Ct TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 5    3    2

**Price:** \$2,703,500  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 810 sqm approx



**8 Coleridge Ct TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$2,550,000  
**Method:** Sold Before Auction  
**Date:** 17/07/2024  
**Property Type:** House (Res)  
**Land Size:** 804 sqm approx

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