

# 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

1/245 Williamsons Road, 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

\$635,000

&

\$650,000

### Median sale price

Median price

\$848,000

Property Type

Unit

Suburb

Templestowe

Period - From

02/01/2024

to

01/01/2025

Source

Property Data

### 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	3/245 Williamsons Rd TEMPLESTOWE 3106	\$645,000	13/11/2024
2			
3			

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:

02/01/2025 10:52

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**Indicative Selling Price**  
\$635,000 - \$650,000

**Median Unit Price**

02/01/2024 - 01/01/2025: \$848,000



2   1   1

**Property Type:** Unit

**Land Size:** 194 sqm approx

**Agent Comments**

## Comparable Properties



3/245 Williamsons Rd TEMPLESTOWE 3106 (REI)

**Agent Comments**

2   1   1

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 13/11/2024  
**Property Type:** Unit  
**Land Size:** 167 sqm approx

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.

**Account - Harcourts Manningham** | P: 03 9842 8000



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