

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 Unwin Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/07/2024 to 30/09/2024 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	8 Bettina Ct TEMPLESTOWE LOWER 3107	\$1,378,000	31/07/2024
2	52 Milne St TEMPLESTOWE 3106	\$1,550,000	19/05/2024
3	38 Unwin St TEMPLESTOWE 3106	\$1,429,000	13/05/2024

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: 09/01/2025 15:00

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3 1 2

Property Type: House
Land Size: 1012 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 September quarter 2024: \$1,750,000

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.

Comparable Properties



8 Bettina Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,378,000
Method: Sold Before Auction
Date: 31/07/2024
Property Type: House (Res)
Land Size: 1016 sqm approx



52 Milne St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 19/05/2024
Property Type: House (Res)
Land Size: 962 sqm approx



38 Unwin St TEMPLESTOWE 3106 (REI)

Agent Comments

- - -

Price: \$1,429,000
Method: Private Sale
Date: 13/05/2024
Property Type: Land (Res)
Land Size: 1028 sqm approx

Account - Barry Plant | P: 03 9842 8888