

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

16 Emerald Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	1 Haldane Ct DONCASTER EAST 3109	\$1,320,000	21/12/2024
2	296A Church Rd TEMPLESTOWE 3106	\$1,450,000	04/10/2024
3	14 Innisfallen Av TEMPLESTOWE 3106	\$1,390,000	30/08/2024

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:

22/01/2025 09:55



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Property Type: House
Land Size: 374 sqm approx
 Agent Comments

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

Comparable Properties



1 Haldane Ct DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$1,320,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size: 422 sqm approx



296A Church Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$1,450,000
Method: Sold Before Auction
Date: 04/10/2024
Property Type: House (Res)
Land Size: 320 sqm approx



14 Innisfallen Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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  2

Price: \$1,390,000
Method: Private Sale
Date: 30/08/2024
Property Type: House (Res)
Land Size: 308 sqm approx

Account - Barry Plant | P: 03 9842 8888



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