

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 57 Beecroft Crescent, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,495,000

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	7 Barrabool St DONCASTER EAST 3109	\$1,400,000	19/12/2024
2	11 Chapel Ct DONCASTER 3108	\$1,520,000	14/12/2024
3	3 Browning Dr TEMPLESTOWE 3106	\$1,640,000	10/12/2024

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:

17/01/2025 16:38



Property Type:

Agent Comments

Comparable Properties



7 Barrabool St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 19/12/2024

Property Type: House

Land Size: 648 sqm approx



11 Chapel Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$1,520,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)



3 Browning Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,640,000

Method: Private Sale

Date: 10/12/2024

Property Type: House

Land Size: 790 sqm approx