

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

8 Parkwood Place, Templestowe Vic 3106

Indicative selling price

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

Single price \$2,650,000

Median sale price

Median price \$1,730,500

Property Type House

Suburb Templestowe

Period - From 01/04/2024

to 31/03/2025

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	11 Princely Tce TEMPLESTOWE 3106	\$2,870,000	01/04/2025
2	9 Bamfield Ct TEMPLESTOWE 3106	\$2,610,000	22/02/2025
3	128-130 Serpells Rd TEMPLESTOWE 3106	\$3,028,000	07/02/2025

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:

11/04/2025 16:28

8 Parkwood Place, Templestowe Vic 3106



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$2,650,000

Median House Price

Year ending March 2025: \$1,730,500



Property Type:

Agent Comments

Comparable Properties



11 Princely Tce TEMPLESTOWE 3106 (REI)



4



3



5

Agent Comments

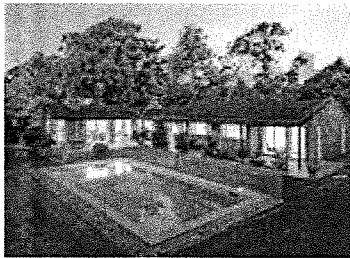
Price: \$2,870,000

Method: Private Sale

Date: 01/04/2025

Property Type: House (Res)

Land Size: 4051 sqm approx



9 Bamfield Ct TEMPLESTOWE 3106 (REI)



2



2



2

Agent Comments

Price: \$2,610,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 3684 sqm approx



128-130 Serpells Rd TEMPLESTOWE 3106 (REI)



5



5



5

Agent Comments

Price: \$3,028,000

Method: Private Sale

Date: 07/02/2025

Property Type: House (Res)

Land Size: 4047 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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com.au

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