

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

18 Little Valley Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,700,000

&

\$2,800,000

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	4 Milner CI TEMPLESTOWE 3106	\$2,820,000	28/10/2024
2	286-288 Foote St TEMPLESTOWE 3106	\$3,355,000	14/06/2024
3	1 Willowbank Ct TEMPLESTOWE 3106	\$2,640,000	04/05/2024

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:

11/11/2024 15:45



 5  3  8

Property Type: House
Land Size: 1830 sqm approx
Agent Comments

Indicative Selling Price
 \$2,700,000 - \$2,800,000
Median House Price
 September quarter 2024: \$1,750,000

Comparable Properties



4 Milner CI TEMPLESTOWE 3106 (REI)

Agent Comments

 7  4  5

Price: \$2,820,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 4000 sqm approx



286-288 Foote St TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  4

Price: \$3,355,000
Method: Private Sale
Date: 14/06/2024
Property Type: House (Res)
Land Size: 1822 sqm approx



1 Willowbank Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,640,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 2978 sqm approx

Account - Barry Plant | P: 03 9842 8888