

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

12 Chiswick Court, Templestowe

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,200,000

Median sale price

Median price

\$1,811,800

Property type

House

Suburb

Templestowe

Period - From

Oct 2024

to

Dec 2024

Source

REIV

Comparable property sales

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. 28 Montpellier Crescent, Templestowe Lower	\$ 1,225,000	7/02/2025
2. 23 Romsey Rise, Doncaster	\$ 1,300,000	10/01/2025
3. 4 Barrabool Street, Doncaster East	\$ 1,160,000	26/10/2024

This Statement of Information was prepared on:

26/02/2025

Comparable properties



\$ 1,225,000

28 Montpellier Crescent, Templestowe Lower, Victoria

DATE: 7/02/2025

PROPERTY TYPE: HOUSE

4 2
 2 660sqm



\$ 1,300,000

23 Romsey Rise, Doncaster, Victoria

DATE: 10/01/2025

PROPERTY TYPE: HOUSE

3 2
 1 654 sqm



\$ 1,160,000

4 Barrabool Street, Doncaster East, Victoria

DATE: 26/10/2024

PROPERTY TYPE: HOUSE

3 2
 1 650 sqm x

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Our Difference



Average of only
21 days on market



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marketing fees



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