

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

6 Ennersdale Court, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,800,000

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	13 Dena Ct TEMPLESTOWE 3106	\$1,901,800	15/03/2025
2	1a Donhaven Ct TEMPLESTOWE 3106	\$1,835,000	27/10/2024
3	354 Porter St TEMPLESTOWE 3106	\$1,750,000	21/09/2024

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:

24/03/2025 12:27



 5  2  3

Property Type: House (Res)
Land Size: 1219 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,800,000

Median House Price

December quarter 2024: \$1,811,800

Comparable Properties

13 Dena Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,901,800
Method: Auction Sale
Date: 15/03/2025
Property Type: House
Land Size: 787 sqm approx



1a Donhaven Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  4  4

Price: \$1,835,000
Method: Private Sale
Date: 27/10/2024
Property Type: House
Land Size: 1297 sqm approx



354 Porter St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,750,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 1200 sqm approx

Account - Barry Plant | P: 03 9842 8888