

# 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

5 Killibury Court, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000

&

\$3,400,000

### Median sale price

Median price \$1,590,000

Property Type House

Suburb Templestowe

Period - From 01/01/2025

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	128-130 Serpells Rd TEMPLESTOWE 3106	\$3,028,000	07/02/2025
3	1 Sarah Cr TEMPLESTOWE 3106	\$3,300,000	19/10/2024

**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:

17/04/2025 10:24



5 4 2

Property Type: House  
Land Size: 4115.7 sqm approx  
Agent Comments

Indicative Selling Price  
\$3,200,000 - \$3,400,000  
Median House Price  
March quarter 2025: \$1,590,000

## Comparable Properties



11 Princely Tce TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 5

Price: \$2,870,000  
Method: Private Sale  
Date: 01/04/2025  
Property Type: House (Res)  
Land Size: 4051 sqm approx



128-130 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 5 5

Price: \$3,028,000  
Method: Private Sale  
Date: 07/02/2025  
Property Type: House (Res)  
Land Size: 4047 sqm approx



1 Sarah Cr TEMPLESTOWE 3106 (REI)

Agent Comments

6 5 5

Price: \$3,300,000  
Method: Private Sale  
Date: 19/10/2024  
Property Type: House  
Land Size: 4048 sqm approx