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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$3,200,000		&		\$3,400,000			
Median sale price								
Median price	\$1,590,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress 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









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) 1 <t< th=""><th>Agent Comments</th></t<>	Agent Comments
128-130 Serpells Rd TEMPLESTOWE 3106 (REI) 1 5 5 Price: \$3,028,000 Method: Private Sale Date: 07/02/2025 Property Type: House (Res) Land Size: 4047 sqm approx	Agent Comments
1 Sarah Cr TEMPLESTOWE 3106 (REI) Image: 6 Image: 5 Price: \$3,300,000 Method: Private Sale Date: 19/10/2024 Property Type: House Land Size: 4048 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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