

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 26 Spring Valley Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,746,000 Property Type House Suburb Templestowe

Period - From 10/02/2024 to 09/02/2025 Source Property Data

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	7 Tramore CI TEMPLESTOWE 3106	\$1,385,000	03/10/2024
2	21 Beechwood CI DONCASTER EAST 3109	\$1,380,000	30/09/2024
3	3a Hollywood CI TEMPLESTOWE 3106	\$1,445,000	24/08/2024

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: 10/02/2025 10:15



4 2 2

Property Type: House
Land Size: 837 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 10/02/2024 - 09/02/2025: \$1,746,000

Comparable Properties



7 Tramore CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 4

Price: \$1,385,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 793 sqm approx



21 Beechwood CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 2 2

Price: \$1,380,000
Method: Private Sale
Date: 30/09/2024
Property Type: House (Res)
Land Size: 866 sqm approx



3a Hollywood CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,445,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 786 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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