

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

16 Greenock Place, 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

\$1,811,800

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	3 Skye PI DONCASTER EAST 3109	\$1,500,000	01/02/2025
2	5 Mintaro Ct TEMPLESTOWE 3106	\$1,364,000	23/11/2024
3	45 Belinda Cr DONCASTER EAST 3109	\$1,450,000	12/10/2024

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:

13/03/2025 13:54



 5  2  2

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2024: \$1,811,800

Comparable Properties



3 Skye PI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 01/02/2025
Property Type: House (Res)
Land Size: 687 sqm approx



5 Mintaro Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,364,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 818 sqm approx



45 Belinda Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,450,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 648 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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