

# 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 Castlebar Way, 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 \$1,750,000 & \$1,890,000

### Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/01/2024 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	15 The Pines Outlook DONCASTER EAST 3109	\$1,840,500	30/11/2024
2	6 Merna Dr TEMPLESTOWE 3106	\$1,850,000	13/11/2024
3	11 Rosco Dr TEMPLESTOWE 3106	\$1,760,000	29/10/2024

**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: 03/03/2025 11:50



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**Property Type:** House  
**Land Size:** 709 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,890,000  
**Median House Price**  
Year ending December 2024: \$1,750,000

## Comparable Properties



15 The Pines Outlook DONCASTER EAST 3109 (REI)

[Agent Comments](#)

5 3 2

**Price:** \$1,840,500  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)



6 Merna Dr TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2024  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



11 Rosco Dr TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

5 2 2

**Price:** \$1,760,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2024  
**Property Type:** House (Res)  
**Land Size:** 898 sqm approx

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