

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

1/245 Williamsons Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$565,000 & \$620,000

Median sale price

Median price \$613,750

Property Type Unit

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	4/380 High St TEMPLESTOWE LOWER 3107	\$616,000	29/04/2025
2	6/32 Ballamore Cr DONCASTER 3108	\$630,000	29/03/2025
3	3/245 Williamsons Rd TEMPLESTOWE 3106	\$645,000	13/11/2024

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:

08/05/2025 14:36



 2  1  1

Property Type: Unit
Land Size: 194 sqm approx
Agent Comments

Indicative Selling Price
\$565,000 - \$620,000
Median Unit Price
March quarter 2025: \$613,750

Comparable Properties



4/380 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  1  1

Price: \$616,000
Method: Private Sale
Date: 29/04/2025
Rooms: 4
Property Type: Unit



6/32 Ballamore Cr DONCASTER 3108 (REI)

Agent Comments

 2  1  2

Price: \$630,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit
Land Size: 193 sqm approx



3/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 2  1  1

Price: \$645,000
Method: Private Sale
Date: 13/11/2024
Property Type: Unit
Land Size: 167 sqm approx

Account - Barry Plant | P: 03 9842 8888