

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	11 Newlyn Close, Templestowe, VIC 3106
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Indicative selling price

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

Price Range	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,429,000	Property Type	House	Suburb	Templestowe (3106)
Period - From	17/10/2024	to	17/03/2025	Source	REA

Comparable property sales

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
13 CHISWICK COURT, TEMPLESTOWE VIC 3106	\$1,188,000	01/03/2025
21 STRADMORE AVENUE, TEMPLESTOWE VIC 3106	\$1,160,000	14/12/2024
8 MARGOT AVENUE, DONCASTER VIC 3108	\$1,200,000	15/10/2024

This Statement of Information was prepared on: 17/03/2025