

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 Princely Terrace, Templestowe Vic 3106

Indicative selling price

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

Single price \$2,995,000

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	128-130 Serpells Rd TEMPLESTOWE 3106	\$3,028,000	07/02/2025
2	15 Rasmussen Dr TEMPLESTOWE 3106	\$2,850,000	30/11/2024
3	1 Sarah Cr TEMPLESTOWE 3106	\$3,300,000	19/10/2024

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:

16/03/2025 10:04



Property Type:
Agent Comments

Indicative Selling Price
\$2,995,000
Median House Price
December quarter 2024: \$1,811,800

Comparable Properties



128-130 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,028,000
Method: Private Sale
Date: 07/02/2025
Property Type: House (Res)
Land Size: 4047 sqm approx



15 Rasmussen Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,850,000
Method: Expression of Interest
Date: 30/11/2024
Property Type: House (Res)
Land Size: 4050 sqm approx



1 Sarah Cr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,300,000
Method: Private Sale
Date: 19/10/2024
Property Type: House
Land Size: 4048 sqm approx