

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

13 Templemore Drive, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,590,000

Property Type

House

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	6 Newstead Ct DONCASTER EAST 3109	\$1,477,000	08/03/2025
2	319 Serpells Rd DONCASTER EAST 3109	\$1,560,000	17/02/2025
3	4 Paoa PI TEMPLESTOWE 3106	\$1,660,000	04/11/2024

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:

19/05/2025 12:57



 4  2  2

Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,450,000

Median House Price

March quarter 2025: \$1,590,000

Comparable Properties



6 Newstead Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,477,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House (Res)

Land Size: 830 sqm approx



319 Serpells Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,560,000

Method: Private Sale

Date: 17/02/2025

Property Type: House

Land Size: 786 sqm approx



4 Paoa PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,660,000

Method: Private Sale

Date: 04/11/2024

Property Type: House (Res)

Land Size: 874 sqm approx

Account - Barry Plant | P: 03 9842 8888