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

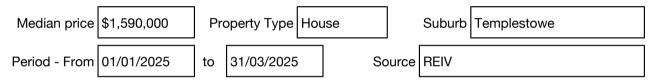
13 Templemore Drive, Templestowe Vic 3106

Indicative selling price

For the meaning of this		

Single price \$1,450,000

Median sale price



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









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

Agent Comments

Indicative Selling Price \$1,450,000 Median House Price March quarter 2025: \$1,590,000

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.

Comparable Properties

6 Newstead Ct DONCASTER EAST 3109 (REI) 4 2 2 2 Price: \$1,477,000 Method: Auction Sale Date: 08/03/2025 Property Type: House (Res) Land Size: 830 sqm approx	Agent Comments
319 Serpells Rd DONCASTER EAST 3109 (REI/VG) 3 2 3 Price: \$1,560,000 Method: Private Sale Date: 17/02/2025 Property Type: House Land Size: 786 sqm approx	Agent Comments
4 Paoa PI TEMPLESTOWE 3106 (REI/VG) → 4 → 3 → 2 Price: \$1,660,000 Method: Private Sale Date: 04/11/2024 Property Type: House (Res) Land Size: 874 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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