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	17 Valencia Terrace, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,480,000	&	\$2,680,000

Median sale price

Median price	\$1,590,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/01/2025	to	31/03/2025	s	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

Add	dress of comparable property	Price	Date of sale
1	1 Refuge CI DONCASTER EAST 3109	\$2,300,000	07/05/2025
2	1 Willowbank Ct TEMPLESTOWE 3106	\$2,640,000	21/04/2025
3	18 Little Valley Rd TEMPLESTOWE 3106	\$2,735,888	13/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2025 14:35







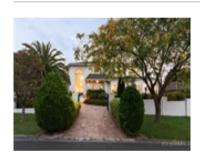


Property Type: House Land Size: 1105 sqm approx

Agent Comments

Indicative Selling Price \$2,480,000 - \$2,680,000 **Median House Price** March quarter 2025: \$1,590,000

Comparable Properties



1 Refuge CI DONCASTER EAST 3109 (REI)





Price: \$2,300,000

Method: Sold Before Auction

Date: 07/05/2025

Property Type: House (Res) Land Size: 789 sqm approx

Agent Comments



1 Willowbank Ct TEMPLESTOWE 3106 (REI)





Agent Comments

Price: \$2,640,000 Method: Private Sale Date: 21/04/2025 Property Type: House Land Size: 2978 sqm approx





Agent Comments

Price: \$2,735,888

Method: Sold Before Auction

Date: 13/12/2024

Property Type: House (Res) Land Size: 1830 sqm approx

Account - Barry Plant | P: 03 9842 8888





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