Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$2,500,000	&	\$2,700,000
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Median sale price

Median price	\$1,730,500	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/04/2024	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

		1 1100	Date of Sale
1	1 Refuge CI DONCASTER EAST 3109	\$2,300,000	07/05/2025
2	20 Pine Way DONCASTER EAST 3109	\$2,680,000	16/12/2024
3	8 Elm Ct TEMPLESTOWE 3106	\$3,080,000	09/11/2024

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:	27/05/2025 15:13



Date of sale









Property Type: House Land Size: 857 sqm approx Agent Comments

Comparable Properties



1 Refuge CI DONCASTER EAST 3109 (REI)

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Price: \$2,300,000

Method: Sold Before Auction

Date: 07/05/2025

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

Agent Comments



20 Pine Way DONCASTER EAST 3109 (REI/VG)

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Agent Comments

Price: \$2,680,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 502 sqm approx



8 Elm Ct TEMPLESTOWE 3106 (REI/VG)

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Price: \$3,080,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) **Land Size:** 768 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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