

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

2 Plane Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$1,730,500

Property 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	Price	Date of sale
1	1 Refuge Ct 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

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending March 2025: \$1,730,500



 5  3  2

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

Comparable Properties



1 Refuge CI DONCASTER EAST 3109 (REI)

Agent Comments

 5  4  3

Price: \$2,300,000

Method: Sold Before Auction

Date: 07/05/2025

Property Type: House (Res)

Land Size: 789 sqm approx



20 Pine Way DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  5  2

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)

Agent Comments

 5  3  2

Price: \$3,080,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 768 sqm approx

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