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	259 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

Median sale price

Median price	\$1,690,000	Pro	pperty Type H	louse		Suburb	Templestowe
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	9 Martindale PI TEMPLESTOWE 3106	\$1,765,000	05/07/2025
2	26 Jenkins Dr TEMPLESTOWE 3106	\$1,941,000	26/06/2025
3	254 Serpells Rd TEMPLESTOWE 3106	\$2,000,000	21/06/2025

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:	29/07/2025 12:07









Property Type: House (Res) Land Size: 784 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price June quarter 2025: \$1,690,000

Comparable Properties



9 Martindale PI TEMPLESTOWE 3106 (REI)

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Agent Comments

Price: \$1,765,000 Method: Private Sale Date: 05/07/2025 Property Type: House Land Size: 927 sqm approx

26 Jenkins Dr TEMPLESTOWE 3106 (REI)

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Agent Comments

Price: \$1,941,000 Method: Private Sale Date: 26/06/2025 Property Type: House Land Size: 819 sqm approx



254 Serpells Rd TEMPLESTOWE 3106 (REI)

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Price: \$2,000,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) **Land Size:** 786 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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