Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	P	ro	pe	rty	offe	red	for	sale
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Address Including suburb and	3 Lucieer Court, Templestowe Vic 3106
postcode	

Indicative selling price

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

Single price \$2,550,000

Median sale price

Median price \$1,6	00,000 Pr	operty Type	House		Suburb	Templestowe
Period - From 01/0	7/2025 to	30/09/2025		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.

Ad	dress of comparable property	Price	Date of sale	
1	56-58 Serpells Rd TEMPLESTOWE 3106	\$2,600,000	10/09/2025	
2	5 Killibury Ct TEMPLESTOWE 3106	\$2,775,000	19/07/2025	
3	90-94 Serpells Rd TEMPLESTOWE 3106	\$2,600,000	12/07/2025	

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:	11/11/2025 15:33
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3 Lucieer Court, Templestowe Vic 3106



Isaac Fakhri 03 9846 2111 0499 425 715 isaac@billschlink.com.au

> Indicative Selling Price \$2,550,000

Median House Price September quarter 2025: \$1,600,000





Comparable Properties



56-58 Serpells Rd TEMPLESTOWE 3106 (REI)

3 👛 2 🕞

Price: \$2,600,000 Method: Private Sale Date: 10/09/2025 Property Type: House Land Size: 4355 sqm approx **Agent Comments**



5 Killibury Ct TEMPLESTOWE 3106 (REI)

4 5 **6** 4 🛱

Price: \$2,775,000 **Method:** Auction Sale **Date:** 19/07/2025

Property Type: House (Res) Land Size: 4116 sqm approx **Agent Comments**



90-94 Serpells Rd TEMPLESTOWE 3106 (REI)

46 👛 3 🖾

Price: \$2,600,000 **Method:** Auction Sale **Date:** 12/07/2025

Property Type: House (Res) Land Size: 4082 sqm approx Agent Comments

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241





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