

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

3 Lucieer Court, Templestowe Vic 3106

Indicative selling price

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

Single price

\$2,598,000

Median sale price

Median price

\$1,690,000

Property Type

House

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		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:

24/09/2025 17:29

3 Lucieer Court, Templestowe Vic 3106



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

isaac@billschlink.com.au

Indicative Selling Price

\$2,598,000

Median House Price

June quarter 2025: \$1,690,000



Property Type:

Agent Comments



Comparable Properties



56-58 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



3



2



2

Price: \$2,600,000

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 4355 sqm approx



5 Killibury Ct TEMPLESTOWE 3106 (REI)

Agent Comments



5



4



2

Price: \$2,775,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)

Land Size: 4116 sqm approx



90-94 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



6



3



2

Price: \$2,600,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 4082 sqm approx

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



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