

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

4 Pine Valley Way, Templestowe Vic 3106

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2025

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.

	Address of comparable property	Price	Date of sale
1	5 Killibury Ct TEMPLESTOWE 3106	\$2,775,000	19/07/2025
2	9 Berwyn Cr TEMPLESTOWE 3106	\$2,650,000	10/05/2025
3	11 Princely Tce TEMPLESTOWE 3106	\$2,870,000	01/04/2025

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:

25/11/2025 16:54



 5  4  3

Property Type: House

Land Size: 4213 sqm approx

Agent Comments

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.

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

September quarter 2025: \$1,600,000

Comparable Properties



5 Killibury Ct TEMPLESTOWE 3106 (REI/VG)

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



9 Berwyn Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 8  7  8

Price: \$2,650,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 4096 sqm approx



11 Princely Tce TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  5

Price: \$2,870,000

Method: Private Sale

Date: 01/04/2025

Property Type: House (Res)

Land Size: 4051 sqm approx

Account - Barry Plant | P: 03 9842 8888