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 | Pro | perty 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

| Add | dress 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 |
|--|------------------|









Property Type: House Land Size: 4213 sqm approx

Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price** September quarter 2025: \$1,600,000

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.

Comparable Properties



5 Killibury Ct TEMPLESTOWE 3106 (REI/VG)

Price: \$2,775,000

Method: Auction Sale Date: 19/07/2025 Property Type: House (Res)

Land Size: 4116 sqm approx

Agent Comments



9 Berwyn Cr TEMPLESTOWE 3106 (REI/VG)





Agent Comments

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)

Date: 01/04/2025

Price: \$2,870,000 Method: Private Sale

Property Type: House (Res) Land Size: 4051 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.