### 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	5/243 Williamsons Road, Templestowe Vic 3106
Including suburb and	<b>'</b>
postcode	

#### Indicative selling price

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

Range between \$800,000	&	\$820,000
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#### Median sale price

Median price	\$1,059,000	Pro	perty Type T	ownhouse		Suburb	Templestowe
Period - From	01/12/2024	to	30/11/2025		Source	Property	v Data

#### 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	7/249 Williamsons Rd TEMPLESTOWE 3106	\$810,000	02/08/2025
2	18 Harvest Ct DONCASTER 3108	\$810,000	23/06/2025
3	6/243 Williamsons Rd TEMPLESTOWE 3106	\$755,000	15/03/2025

#### OR

The estate agent or agent's representative reasonably believes that fewer than three comparable В\* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/12/2025 11:45













Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$800,000 - \$820,000 **Median Townhouse Price** 

01/12/2024 - 30/11/2025: \$1,059.000

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



7/249 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)







Agent Comments

Price: \$810,000 Method: Private Sale Date: 02/08/2025

Property Type: Townhouse (Res)



18 Harvest Ct DONCASTER 3108 (REI/VG)







Agent Comments

**Agent Comments** 

Price: \$810,000 Method: Private Sale Date: 23/06/2025 Property Type: Unit



6/243 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)







Price: \$755,000 Method: Private Sale Date: 15/03/2025

Property Type: Townhouse (Single) Land Size: 357 sqm approx

Account - Barry Plant | P: 03 9842 8888





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