Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5-7 St Georges Avenue, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,500,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$1,590,000	Pro	operty Type	Hou	ise		Suburb	Templestowe
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths 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	9 Bamfield CI TEMPLESTOWE 3106	\$2,610,000	22/02/2025
2	7 Nambour Rd TEMPLESTOWE 3106	\$2,700,000	14/11/2024
3			

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:

07/04/2025 14:06







Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4128 sqm approx Agent Comments Jodi Longmore-Scott 03 9842 1188 0408 126 215 ilongmorescott@woodards.com.au

Agent Comments

Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price March quarter 2025: \$1,590,000

Comparable Properties



9 Bamfield CI TEMPLESTOWE 3106 (REI)



Price: \$2,610,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res) Land Size: 3684 sqm approx



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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799

propertydata



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