

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

5 Adella Place, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2024

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	15 Hillhouse Rd TEMPLESTOWE 3106	\$1,605,000	18/06/2025
2	11 Pine Lodge Ct TEMPLESTOWE 3106	\$1,488,000	20/05/2025
3	11 Meadow PI TEMPLESTOWE 3106	\$1,630,000	28/03/2025

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:

31/07/2025 12:50



4 2 2

Property Type: House
Land Size: 821 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending June 2025: \$1,700,000

Comparable Properties



15 Hillhouse Rd TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,605,000
Method: Sold After Auction
Date: 18/06/2025
Property Type: House (Res)
Land Size: 926 sqm approx



11 Pine Lodge Ct TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,488,000
Method: Sold Before Auction
Date: 20/05/2025
Property Type: House (Res)
Land Size: 792 sqm approx



11 Meadow PI TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,630,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House (Res)
Land Size: 786 sqm approx