

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

6/250 Williamsons Road, Templestowe Vic 3106

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$997,500

Property Type

Townhouse

Suburb

Templestowe

Period - From

16/05/2024

to

15/05/2025

Source

Property 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	Price	Date of sale
1	2/85 Atkinson St TEMPLESTOWE 3106	\$995,000	25/02/2025
2	2/11 June Cr TEMPLESTOWE 3106	\$950,000	10/12/2024
3	5/365 High St TEMPLESTOWE LOWER 3107	\$970,000	02/12/2024

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:

16/05/2025 11:55

6/250 Williamsons Road, Templestowe Vic 3106



4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
16/05/2024 - 15/05/2025: \$997,500

Comparable Properties



2/85 Atkinson St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$995,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)
Land Size: 139 sqm approx



2/11 June Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 10/12/2024
Property Type: Townhouse (Res)
Land Size: 164 sqm approx



5/365 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$970,000
Method: Private Sale
Date: 02/12/2024
Property Type: Townhouse (Single)
Land Size: 210 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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