## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

-8 St Georges Avenue, Templestowe Vic 3106
-8

#### Indicative selling price

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

Single price \$2,450,000

#### 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

1	56-58 Serpells Rd TEMPLESTOWE 3106	\$2,600,000	10/09/2025
2	5 Killibury Ct TEMPLESTOWE 3106	\$2,775,000	19/07/2025
3	9 Berwyn Cr TEMPLESTOWE 3106	\$2,650,000	10/05/2025

#### 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:	17/11/2025 17:15



Date of sale







Property Type: House (Res) Land Size: 3848 sqm approx

**Indicative Selling Price** \$2,450.000 **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



56-58 Serpells Rd TEMPLESTOWE 3106 (REI)

Price: \$2,600,000 Method: Private Sale Date: 10/09/2025 Property Type: House

Land Size: 4355 sqm approx

**Agent Comments** 



5 Killibury Ct TEMPLESTOWE 3106 (REI/VG)





**Agent Comments** 

Price: \$2,775,000 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res) Land Size: 4116 sqm approx

9 Berwyn Cr TEMPLESTOWE 3106 (REI/VG)



Price: \$2,650,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 4096 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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