

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 MARTINDALE PLACE TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,701,894

Property type

House

Suburb

Templestowe

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

6 MERNA DRIVE TEMPLESTOWE VIC 3106	\$1,850,000	13-Nov-24
15 COLERIDGE COURT TEMPLESTOWE VIC 3106	\$1,702,000	17-Nov-24
56 GREENRIDGE AVENUE TEMPLESTOWE VIC 3106	\$1,750,000	17-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 12 February 2025



6 MERNA DRIVE TEMPLESTOWE VIC 3106

 4  2  2

Sold Price ^{RS} **\$1,850,000** ^{UN} Sold Date **13-Nov-24**

Distance **1.1km**

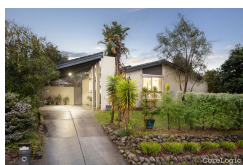


15 COLERIDGE COURT TEMPLESTOWE VIC 3106

 4  2  2

Sold Price ^{RS} **\$1,702,000** Sold Date **17-Nov-24**

Distance **1.22km**



56 GREENRIDGE AVENUE TEMPLESTOWE VIC 3106

 4  2  2

Sold Price **\$1,750,000** Sold Date **17-Aug-24**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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