

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	79 Smiths Road, Templestowe, VIC 3106
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Indicative selling price

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

Price Range	\$3,800,000	&	\$4,050,000
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Median sale price

Median price	\$1,689,000	Property Type	House	Suburb	Templestowe (3106)
Period - From	12/09/2023	to	12/09/2024	Source	Realestate

Comparable property sales

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
11 READ STREET, TEMPLESTOWE VIC 3106	\$4,450,000	15/05/2024
27-31 MCDONALD AVENUE, TEMPLESTOWE VIC 3106	\$4,000,000	01/08/2024
3 DORA COURT, TEMPLESTOWE VIC 3106	\$4,399,999	19/04/2024

This Statement of Information was prepared on: 12/09/2024