

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
8/252 Williamsons Road, Templestowe Vic 3106

Indicative selling price

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

Single price \$825,000

Median sale price

Median price	\$890,000	Property Type	Unit	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		Price	Date of sale
1	1/369 High St TEMPLESTOWE LOWER 3107	\$823,000	08/11/2025
2	2/1 Serpells Rd TEMPLESTOWE 3106	\$814,000	25/10/2025
3	7/249 Williamsons Rd TEMPLESTOWE 3106	\$810,000	02/08/2025

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:

01/12/2025 08:52

Isaac Fakhri

03 9846 2111

0499 425 715

isaac@billschlink.com.au

Indicative Selling Price

\$825,000

Median Unit Price

September quarter 2025: \$890,000

**Property Type:**

Flat/Unit/Apartment (Res)

Land Size: 304 sqm approx**Agent Comments**

Comparable Properties

**1/369 High St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

**Price:** \$823,000**Method:** Auction Sale**Date:** 08/11/2025**Property Type:** House (Res)**Land Size:** 424 sqm approx**2/1 Serpells Rd TEMPLESTOWE 3106 (REI)**

Agent Comments

**Price:** \$814,000**Method:** Auction Sale**Date:** 25/10/2025**Property Type:** Unit**7/249 Williamsons Rd TEMPLESTOWE 3106 (REI)**

Agent Comments

**Price:** \$810,000**Method:** Private Sale**Date:** 02/08/2025**Property Type:** Townhouse (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241