

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



3 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 304 sqm approx
Agent Comments

Indicative Selling Price
\$825,000

Median Unit Price
September quarter 2025: \$890,000

Comparable Properties



1/369 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

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

2 1 1

Price: \$814,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



7/249 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

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