

## 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 FERNDILL CRESCENT TEMPLESTOWE VIC 3106

### Indicative selling price

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

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Templestowe

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 13 ALOHA GARDENS TEMPLESTOWE VIC 3106     | \$1,600,000 | 06-Sep-25 |
| 53 GREENRIDGE AVENUE TEMPLESTOWE VIC 3106 | \$1,625,000 | 26-Jul-25 |
| 16 GREENOCK PLACE TEMPLESTOWE VIC 3106    | \$1,606,000 | 05-Apr-25 |

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: 05 October 2025



**13 ALOHA GARDENS  
TEMPLESTOWE VIC 3106**

 4  2  2

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **06-Sep-25**

Distance **1.14km**



**53 GREENRIDGE AVENUE  
TEMPLESTOWE VIC 3106**

 5  2  2

Sold Price **\$1,625,000** Sold Date **26-Jul-25**

Distance **0.3km**



**16 GREENOCK PLACE  
TEMPLESTOWE VIC 3106**

 4  2  2

Sold Price **\$1,606,000** Sold Date **05-Apr-25**

Distance **0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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