

# 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

9 Milner Close, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$1,590,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2025

to

31/03/2025

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	93 Greenridge Av TEMPLESTOWE 3106	\$1,689,000	22/03/2025
2	15 Coleridge Ct TEMPLESTOWE 3106	\$1,702,000	17/11/2024
3	6 Merna Dr TEMPLESTOWE 3106	\$1,850,000	13/11/2024

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:

24/04/2025 11:14



 4  2  2

**Property Type:** House  
**Land Size:** 846 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,700,000 - \$1,870,000  
**Median House Price**  
 March quarter 2025: \$1,590,000

## Comparable Properties



**93 Greenridge Av TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,689,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**15 Coleridge Ct TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,702,000  
**Method:** Auction Sale  
**Date:** 17/11/2024  
**Property Type:** House (Res)  
**Land Size:** 868 sqm approx



**6 Merna Dr TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2024  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx

**Account - Barry Plant** | P: 03 9842 8888