

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

16 Castlebar Way, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$1,573,750

Property Type

House

Suburb

Templestowe

Period - From

01/01/2026

to

31/03/2026

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	278 Serpells Rd TEMPLESTOWE 3106	\$1,495,000	17/05/2026
2	5 Refuge CI DONCASTER EAST 3109	\$1,361,888	16/05/2026
3	22 Red Plum PI DONCASTER EAST 3109	\$1,440,000	04/05/2026

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:

26/05/2026 16:29



4
 3
 2

Rooms: 8

Property Type: House (New - Detached)

Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

March quarter 2026: \$1,573,750

Comparable Properties



278 Serpells Rd TEMPLESTOWE 3106 (REI)

5
 3
 3

Price: \$1,495,000

Method: Sold After Auction

Date: 17/05/2026

Rooms: 8

Property Type: House (Res)

Land Size: 868 sqm approx

Agent Comments

Bigger block but the layout is not as good.



5 Refuge CI DONCASTER EAST 3109 (REI)

4
 2
 2

Price: \$1,361,888

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Much smaller block and house with less bathroom, bedroom and living area..



22 Red Plum PI DONCASTER EAST 3109 (REI)

5
 3
 2

Price: \$1,440,000

Method: Private Sale

Date: 04/05/2026

Property Type: House (Res)

Land Size: 791 sqm approx

Agent Comments

Bigger block but the layout and the house are not as nice.

Account - Marshall White | P: 03 9822 9999