

# 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

23 Edwin Road, Templestowe Vic 3106

### Indicative selling price

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

Range between \$3,800,000 & \$4,180,000

### Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	17 Colonsay St TEMPLESTOWE 3106	\$4,620,000	17/12/2023
2	8 Cottonwood Ct TEMPLESTOWE 3106	\$3,880,000	06/12/2023
3	47 Obriens La TEMPLESTOWE 3106	\$3,300,000	19/01/2024

**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:

20/03/2024 14:19



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**Property Type:** House  
**Land Size:** 4000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,800,000 - \$4,180,000  
**Median House Price**  
 December quarter 2023: \$1,850,500

## Comparable Properties



17 Colonsay St TEMPLESTOWE 3106 (REI/VG) Agent Comments

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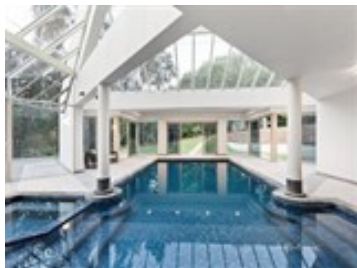
**Price:** \$4,620,000  
**Method:** Private Sale  
**Date:** 17/12/2023  
**Property Type:** House  
**Land Size:** 4083 sqm approx



8 Cottonwood Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments

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**Price:** \$3,880,000  
**Method:** Private Sale  
**Date:** 06/12/2023  
**Property Type:** House (Res)  
**Land Size:** 4000 sqm approx



47 Obriens La TEMPLESTOWE 3106 (REI/VG) Agent Comments

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**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 19/01/2024  
**Property Type:** House (Res)  
**Land Size:** 4034 sqm approx

Account - Barry Plant | P: 03 9842 8888