

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

25 Clontarf Crescent, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Templestowe

Period - From 01/01/2024 to 31/03/2024 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	4 Tramore CI TEMPLESTOWE 3106	\$1,521,000	27/04/2024
2	382 Church Rd TEMPLESTOWE 3106	\$1,480,000	03/02/2024
3	11 Clendon Ct TEMPLESTOWE 3106	\$1,400,000	18/05/2024

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: 21/06/2024 16:40



 4  2 

Property Type: House (Res)

Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2024: \$1,625,000

Comparable Properties



4 Tramore CI TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,521,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 785 sqm approx



382 Church Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments

 4  2  2

Price: \$1,480,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 809 sqm approx



11 Clendon Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 410 sqm approx

Account - Barry Plant | P: 03 9842 8888