## 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

254 Serpells Road, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,700,000		&		\$1,870,000				
Median sale price									
Median price	\$1,730,500	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	15 Shakespeare Dr TEMPLESTOWE 3106	\$1,780,000	27/03/2025
2	6 Helmsdale Ret TEMPLESTOWE 3106	\$1,840,000	29/03/2025
3	13 Whitehall Ct TEMPLESTOWE 3106	\$1,885,188	04/04/2025

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:

26/05/2025 09:55





Shaun Wang





**Property Type:** House **Land Size:** 786 sqm approx Agent Comments 8841 4888 0433 958 818 shaunwang@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending March 2025: \$1,730,500

# **Comparable Properties**

15 Shakespeare Dr TEMPLESTOWE 3106 (REI)   5 3 6 2   Price: \$1,780,000   Method: Sold Before Auction   Date: 27/03/2025   Property Type: House (Res)   Land Size: 713 sqm approx	Agent Comments
6 Helmsdale Ret TEMPLESTOWE 3106 (REI) 5 2 2 Price: \$1,840,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 797 sqm approx	Agent Comments
13 Whitehall Ct TEMPLESTOWE 3106 (REI) 5 3 2 Price: \$1,885,188 Method: Private Sale Date: 04/04/2025 Property Type: House (Res) Land Size: 847 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 8841 4888



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