

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 between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,730,500

Property Type

House

Suburb

Templestowe

Period - From

01/04/2024

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	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



 4  2  2

Property Type: House

Land Size: 786 sqm approx

Agent Comments

Comparable Properties



15 Shakespeare Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,780,000

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res)

Land Size: 713 sqm approx



6 Helmsdale Ret TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,840,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 797 sqm approx



13 Whitehall Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,885,188

Method: Private Sale

Date: 04/04/2025

Property Type: House (Res)

Land Size: 847 sqm approx