

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

314 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

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	1/4 Bogong Ct DONCASTER EAST 3109	\$1,320,000	18/04/2026
2	1/68 Saxonwood Dr DONCASTER EAST 3109	\$1,500,000	07/03/2026
3	2 Mont Cl DONCASTER EAST 3109	\$1,350,000	08/12/2025

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:

28/04/2026 13:11



4 2 2

Property Type: House

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



1/4 Bogong Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,320,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)

Land Size: 263 sqm approx



1/68 Saxonwood Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 07/03/2026

Rooms: 6

Property Type: House (Res)



2 Mont Cl DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 08/12/2025

Property Type: House (Res)