

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

5 Caprice Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$2,750,000

&

\$2,950,000

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 Rasmussen Dr TEMPLESTOWE 3106	\$2,850,000	30/11/2024
2	11 Princely Tce TEMPLESTOWE 3106	\$2,870,000	01/04/2025
3			

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:

12/05/2025 09:55



5 3 2

Property Type: House
Land Size: 4471 sqm approx
Agent Comments

Comparable Properties



15 Rasmussen Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$2,850,000
Method: Expression of Interest
Date: 30/11/2024
Property Type: House (Res)
Land Size: 4050 sqm approx



11 Princely Tce TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 5

Price: \$2,870,000
Method: Private Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 4051 sqm approx

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.