

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 Willowbank Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$3,100,000 & \$3,400,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/10/2025 to 31/12/2025 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		
2		
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: 21/03/2026 15:38



Property Type: House (Res)
Land Size: 5365 sqm approx

Agent Comments

Keep the striking 4-bedroom architectural home with Daniel Robertson brickwork and soaring ceilings. Approved plans convert the garage into a 1 bed retreat and add four luxury homes—each 4 beds, 3 baths, multiple living areas and double garages. New lot sizes range from 500sqm to 755sqm.

Indicative Selling Price
\$3,100,000 - \$3,400,000
Median House Price
December quarter 2025: \$1,750,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9874 3355



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