

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

7 Athenry Terrace, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,480,000

&

\$1,530,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2025

to

30/09/2025

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	7 Spring Valley Dr TEMPLESTOWE 3106	\$1,311,888	17/11/2025
2	34 Spring Valley Dr TEMPLESTOWE 3106	\$1,500,000	15/11/2025
3	11 Apple Gum Gr DONCASTER EAST 3109	\$1,615,000	15/11/2025

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:

04/12/2025 13:00



 5  2  2

Property Type: House (Res)

Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price

\$1,480,000 - \$1,530,000

Median House Price

September quarter 2025: \$1,600,000

Comparable Properties



7 Spring Valley Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  4

Price: \$1,311,888

Method: Private Sale

Date: 17/11/2025

Property Type: House (Res)

Land Size: 788 sqm approx



34 Spring Valley Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 790 sqm approx



11 Apple Gum Gr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,615,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 824 sqm approx

Account - Barry Plant | P: 03 9842 8888