

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

25 Bamfield Close, Templestowe Vic 3106

Indicative selling price

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

Range between

\$3,250,000

&

\$3,500,000

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	5 Caprice Ct TEMPLESTOWE 3106	\$2,850,000	17/11/2025
2	236-238 Porter St TEMPLESTOWE 3106	\$2,210,000	24/12/2025
3	4 Pine Valley Way TEMPLESTOWE 3106	\$2,425,000	29/11/2025

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:

21/01/2026 16:33



 5  3  3

Property Type: House
Land Size: 4044 sqm approx
Agent Comments

Indicative Selling Price
\$3,250,000 - \$3,500,000
Median House Price
December quarter 2025: \$1,750,000

Comparable Properties

5 Caprice Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$2,850,000
Method:
Date: 17/11/2025
Property Type: House



236-238 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  4

Price: \$2,210,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 4000 sqm approx



4 Pine Valley Way TEMPLESTOWE 3106 (REI)

Agent Comments

 5  4  3

Price: \$2,425,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 4213 sqm approx

Account - Barry Plant | P: 03 9842 8888