### 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	Little Valley Road, Templestowe Vic 3106
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#### Indicative selling price

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

Single price \$2,450,000

#### Median sale price

Median price \$1,690,000	Prop	perty Type Hou	use	Suburb	Templestowe
Period - From 01/04/2025	to 3	30/06/2025	Sourc	e 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

Address of comparable property		Price	Date of sale
1	17 Valencia Tce TEMPLESTOWE 3106	\$2,525,000	07/08/2025
2	14 Oliver Rd TEMPLESTOWE 3106	\$2,700,000	26/08/2025
3	17 Oliver Rd TEMPLESTOWE 3106	\$1,870,000	10/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/09/2025 16:28













**Property Type:** House **Land Size:** 1440 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,450,000

Median House Price June quarter 2025: \$1,690,000

## Comparable Properties

17 Valencia Tce TEMPLESTOWE 3106 (REI)

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**Agent Comments** 

Price: \$2,525,000

Method:

**Date:** 07/08/2025 **Property Type:** House

14 Oliver Rd TEMPLESTOWE 3106 (REI)

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**Agent Comments** 

**Agent Comments** 



**Price:** \$2,700,000 **Method:** Private Sale **Date:** 26/08/2025

Property Type: House (Res) Land Size: 1434 sqm approx

17 Oliver Rd TEMPLESTOWE 3106 (REI/VG)

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Price: \$1,870,000 Method: Private Sale Date: 10/06/2025 Property Type: House Land Size: 1016 sqm approx

Account - Barry Plant | P: 03 9842 8888





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