

# 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

11 Little Valley Road, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,450,000

### Median sale price

Median price

\$1,690,000

Property Type

House

Suburb

Templestowe

Period - From

01/04/2025

to

30/06/2025

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	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 comparable properties 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



 5  2  2

**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)

**Agent Comments**

 5  4  3

**Price:** \$2,525,000  
**Method:**  
**Date:** 07/08/2025  
**Property Type:** House



14 Oliver Rd TEMPLESTOWE 3106 (REI)

**Agent Comments**

 5  3  2

**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)

**Agent Comments**

 5  3  2

**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