#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Including suburb and	36 Matisse Drive, Templestowe Vic 3106
postcode	

#### Indicative selling price

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

Range between	\$1,550,000	&	\$1,650,000
	1		

#### Median sale price

Median price	\$1,600,000	Pro	perty 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

	aress of comparable property	1 1100	Date of Sale
1	3 Tidcombe Cr DONCASTER EAST 3109	\$1,730,000	06/11/2025
2	4 Bantry Gr TEMPLESTOWE 3106	\$1,550,000	18/10/2025
3	12 Tidcombe Cr DONCASTER EAST 3109	\$1,720,000	10/10/2025

#### 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:	10/11/2025 11:15



Date of sale





Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price September quarter 2025: \$1,600,000





Property Type: House Land Size: 845 sqm approx

Agent Comments

## Comparable Properties



3 Tidcombe Cr DONCASTER EAST 3109 (REI)

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Price: \$1,730,000 Method: Private Sale Date: 06/11/2025 Property Type: House Land Size: 892 sqm approx **Agent Comments** 



4 Bantry Gr TEMPLESTOWE 3106 (REI)

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**Agent Comments** 

**Agent Comments** 

**Price:** \$1,550,000 **Method:** Auction Sale **Date:** 18/10/2025

**Property Type:** House (Res) **Land Size:** 786 sqm approx

12 Tidcombe Cr DONCASTER EAST 3109 (REI)

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Price: \$1,720,000



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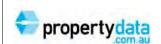
Method: Sold Before Auction

Date: 10/10/2025 Property Type: House (Res)

Land Size: 835 sqm approx

Account - Barry Plant | P: 03 9842 8888





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