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	4 Pine Valley Way, Templestowe Vic 3106

Indicative selling price

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

Range between $2,400,000 & $2,600,000

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	5 Killibury Ct TEMPLESTOWE 3106	$2,775,000	19/07/2025
2	9 Berwyn Cr TEMPLESTOWE 3106	$2,650,000	10/05/2025
3	11 Princely Tce TEMPLESTOWE 3106	$2,870,000	01/04/2025

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: 25/11/2025 16:54

4 Pine Valley Way, Templestowe Vic 3106



5 4 3

Property Type: House
Land Size: 4213 sqm approx

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
September quarter 2025: $1,600,000

Agent Comments

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.

Comparable Properties



5 Killibury Ct TEMPLESTOWE 3106 (REI/VG)

5 4 2

Price: $2,775,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 4116 sqm approx

Agent Comments



9 Berwyn Cr TEMPLESTOWE 3106 (REI/VG)

8 7 8

Price: $2,650,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 4096 sqm approx

Agent Comments



11 Princely Tce TEMPLESTOWE 3106 (REI/VG)

4 3 5

Price: $2,870,000
Method: Private Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 4051 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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