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	2 Plane Court, Templestowe Vic 3106

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $1,730,500 Property Type House Suburb Templestowe

Period - From 01/04/2024 to 31/03/2025 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	1 Refuge Cl DONCASTER EAST 3109	$2,300,000	07/05/2025
2	20 Pine Way DONCASTER EAST 3109	$2,680,000	16/12/2024
3	8 Elm Ct TEMPLESTOWE 3106	$3,080,000	09/11/2024

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: 27/05/2025 15:13

2 Plane Court, Templestowe Vic 3106

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5 3 2

Property Type: House
Land Size: 857 sqm approx
Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
Year ending March 2025: $1,730,500

Comparable Properties



1 Refuge Cl DONCASTER EAST 3109 (REI)

5 4 3

Price: $2,300,000
Method: Sold Before Auction
Date: 07/05/2025
Property Type: House (Res)
Land Size: 789 sqm approx

Agent Comments



20 Pine Way DONCASTER EAST 3109 (REI/VG)

5 5 2

Price: $2,680,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 502 sqm approx

Agent Comments



8 Elm Ct TEMPLESTOWE 3106 (REI/VG)

5 3 2

Price: $3,080,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 768 sqm approx

Agent Comments

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