

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

278 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,573,750 Property Type House Suburb Templestowe

Period - From 01/01/2026 to 31/03/2026 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	37 Beecroft Cr TEMPLESTOWE 3106	\$1,655,000	28/03/2026
2	100 Greenridge Av TEMPLESTOWE 3106	\$1,682,000	28/02/2026
3	261 Serpells Rd TEMPLESTOWE 3106	\$1,920,000	13/12/2025

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:

17/04/2026 10:24



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Property Type: House
Land Size: 868 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 March quarter 2026: \$1,573,750

Comparable Properties



37 Beecroft Cr TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$1,655,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 968 sqm approx



100 Greenridge Av TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$1,682,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 830 sqm approx



261 Serpells Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$1,920,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 786 sqm approx

Account - Barry Plant | P: 03 9842 8888



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