

# 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](http://consumer.vic.gov.au/underquoting)

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

### 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	4 Greenock PI TEMPLESTOWE 3106	\$1,680,000	02/05/2026
2	37 Beecroft Cr TEMPLESTOWE 3106	\$1,655,000	28/03/2026
3	100 Greenridge Av TEMPLESTOWE 3106	\$1,682,000	28/02/2026

**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:

04/05/2026 15:41



 5   
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  3

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

**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 March quarter 2026: \$1,573,750

## Comparable Properties



4 Greenock PI TEMPLESTOWE 3106 (REI)

Agent Comments

 5   
  2   
  2

**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx



37 Beecroft Cr TEMPLESTOWE 3106 (REI)

Agent Comments

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  2

**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

 4   
  3   
  3

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

Account - Barry Plant | P: 03 9842 8888



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