

## 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

6-8 St Georges Avenue, Templestowe Vic 3106

#### Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,750,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Templestowe</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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 Pine Valley Way TEMPLESTOWE 3106	\$2,425,000	29/11/2025
2	56-58 Serpells Rd TEMPLESTOWE 3106	\$2,600,000	10/09/2025
3	5 Killibury Ct TEMPLESTOWE 3106	\$2,775,000	19/07/2025

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:

16/01/2026 15:14



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2



2

**Property Type:** House (Res)

**Land Size:** 3848 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$2,100,000 - \$2,200,000

**Median House Price**

December quarter 2025: \$1,750,000

## Comparable Properties



**4 Pine Valley Way TEMPLESTOWE 3106 (REI)**



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[Agent Comments](#)

**Price:** \$2,425,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 4213 sqm approx



**56-58 Serpells Rd TEMPLESTOWE 3106 (REI)**



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2

[Agent Comments](#)

**Price:** \$2,600,000

**Method:** Private Sale

**Date:** 10/09/2025

**Property Type:** House

**Land Size:** 4355 sqm approx



**5 Killibury Ct TEMPLESTOWE 3106 (REI/VG)**



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4



2

[Agent Comments](#)

**Price:** \$2,775,000

**Method:** Auction Sale

**Date:** 19/07/2025

**Property Type:** House (Res)

**Land Size:** 4116 sqm approx

[Account](#) - Barry Plant | P: 03 9842 8888