### 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              | 5/243 Williamsons Road, Templestowe Vic 3106 |
|----------------------|--|
| Including suburb and | <b>'</b>                                     |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| Range between \$800,000 | & | \$820,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price  | \$1,059,000 | Pro | perty Type T | ownhouse |        | Suburb   | Templestowe |
|---------------|-------------|-----|--------------|----------|--------|----------|-------------|
| Period - From | 01/12/2024  | to  | 30/11/2025   |          | Source | Property | / Data      |

#### 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

| Add | dress of comparable property          | Price     | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1   | 7/249 Williamsons Rd TEMPLESTOWE 3106 | \$810,000 | 02/08/2025   |
| 2   | 18 Harvest Ct DONCASTER 3108          | \$810,000 | 23/06/2025   |
| 3   | 6/243 Williamsons Rd TEMPLESTOWE 3106 | \$755,000 | 15/03/2025   |

#### OR

The estate agent or agent's representative reasonably believes that fewer than three comparable В\* properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 01/12/2025 11:45 |
|--|------------------|













Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$800,000 - \$820,000 **Median Townhouse Price** 

01/12/2024 - 30/11/2025: \$1,059.000

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



7/249 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)







Agent Comments

Price: \$810,000 Method: Private Sale Date: 02/08/2025

Property Type: Townhouse (Res)



18 Harvest Ct DONCASTER 3108 (REI/VG)







Agent Comments

**Agent Comments** 

Price: \$810,000 Method: Private Sale Date: 23/06/2025 Property Type: Unit



6/243 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)







Price: \$755,000 Method: Private Sale Date: 15/03/2025

Property Type: Townhouse (Single) Land Size: 357 sqm approx

Account - Barry Plant | P: 03 9842 8888





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