

# 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

5/243 Williamsons 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

\$800,000

&

\$820,000

### Median sale price

Median price

\$1,059,000

Property Type

Townhouse

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	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**

**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:

01/12/2025 11:45



2   
 2   
 1

**Property Type:** Townhouse  
(Single)

#### Agent Comments

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.

**Indicative Selling Price**

\$800,000 - \$820,000

**Median Townhouse Price**

01/12/2024 - 30/11/2025: \$1,059,000

## Comparable Properties



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

Agent Comments

3   
 2   
 2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 02/08/2025

**Property Type:** Townhouse (Res)



**18 Harvest Ct DONCASTER 3108 (REI/VG)**

Agent Comments

3   
 3   
 1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 23/06/2025

**Property Type:** Unit



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

Agent Comments

2   
 3   
 1

**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