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	4 Milner Close, Templestowe Vic 3106

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $1,789,000 Property Type House Suburb Templestowe

Period - From 01/07/2023 to 30/06/2024 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	7 Concord Rise TEMPLESTOWE 3106	$2,750,000	17/06/2024
2	176-178 Serpells Rd TEMPLESTOWE 3106	$2,900,000	16/06/2024
3	49 Obriens La TEMPLESTOWE 3106	$2,710,000	08/06/2024

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: 24/09/2024 12:24

4 Milner Close, Templestowe Vic 3106

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7 4 5

Property Type: House
Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
Year ending June 2024: $1,789,000

Comparable Properties



7 Concord Rise TEMPLESTOWE 3106 (REI)

6 4 3

Price: $2,750,000
Method: Private Sale
Date: 17/06/2024
Property Type: House (Res)
Land Size: 4004 sqm approx

Agent Comments



176-178 Serpells Rd TEMPLESTOWE 3106 (REI)

6 4 2

Price: $2,900,000
Method: Sold After Auction
Date: 16/06/2024
Property Type: House (Res)
Land Size: 4046 sqm approx

Agent Comments



49 Obriens La TEMPLESTOWE 3106 (REI/VG)

5 3 3

Price: $2,710,000
Method: Private Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 4005 sqm approx

Agent Comments

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