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	237 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	10 Verne Ct TEMPLESTOWE 3106	$2,100,000	08/11/2023
2	15 Carlton Ct TEMPLESTOWE 3106	$2,050,000	13/11/2023
3	5 Willorna Ct DONCASTER EAST 3109	$1,950,000	24/12/2023

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: 23/01/2024 10:49

237 Serpells Road, Templestowe Vic 3106

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5 4 2

Property Type: House
Land Size: 950 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
December quarter 2023: $1,850,500

Comparable Properties



10 Verne Ct TEMPLESTOWE 3106 (REI)

5 3 2

Price: $2,100,000
Method: Sold Before Auction
Date: 08/11/2023
Property Type: House (Res)

Agent Comments



15 Carlton Ct TEMPLESTOWE 3106 (REI)

4 2 2

Price: $2,050,000
Method: Private Sale
Date: 13/11/2023
Property Type: House (Res)
Land Size: 821 sqm approx

Agent Comments



5 Willorna Ct DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,950,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 968 sqm approx

Agent Comments

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