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	19 Birchgrove Crescent, Templestowe Vic 3106

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $1,738,894 Property Type House Suburb Templestowe

Period - From 01/04/2024 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	9 Kelvinside Dr TEMPLESTOWE 3106	$1,310,000	27/07/2024
2	2 Saville Ct TEMPLESTOWE 3106	$1,300,000	11/07/2024
3	7 Totara Ct TEMPLESTOWE LOWER 3107	$1,440,000	23/03/2024

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: 12/08/2024 11:47

19 Birchgrove Crescent, Templestowe Vic 3106

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4 2 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000
Median House Price
June quarter 2024: $1,738,894

Comparable Properties



9 Kelvinside Dr TEMPLESTOWE 3106 (REI)

4 2 4

Price: $1,310,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments



2 Saville Ct TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 11/07/2024
Property Type: House (Res)
Land Size: 737 sqm approx

Agent Comments



7 Totara Ct TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,440,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 774 sqm approx

Agent Comments

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