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	15 Coleridge Court, Templestowe Vic 3106

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,750,000 Property Type House Suburb Templestowe

Period - From 01/07/2024 to 30/09/2024 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	24 Long Valley Way DONCASTER EAST 3109	$1,430,000	12/10/2024
2	4 Wagon Rd TEMPLESTOWE 3106	$1,525,000	01/08/2024
3	10 Jenkins Dr TEMPLESTOWE 3106	$1,650,000	20/07/2024

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: 21/10/2024 16:44

15 Coleridge Court, Templestowe Vic 3106



4 2 2

Property Type: House
Land Size: 868 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2024: $1,750,000

Comparable Properties



24 Long Valley Way DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,430,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



4 Wagon Rd TEMPLESTOWE 3106 (VG)

4 - -

Price: $1,525,000
Method: Sale
Date: 01/08/2024
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments



10 Jenkins Dr TEMPLESTOWE 3106 (REI)

5 3 2

Price: $1,650,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 809 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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