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 Killibury Court, Templestowe Vic 3106

Indicative selling price

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

Range between $2,680,000 & $2,880,000

Median sale price

Median price $1,730,500 Property Type House Suburb Templestowe

Period - From 01/04/2024 to 31/03/2025 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	12 Bamfield Cl TEMPLESTOWE 3106	$2,310,000	13/06/2025
2	11 Princely Tce TEMPLESTOWE 3106	$2,870,000	01/04/2025
3	128-130 Serpells Rd TEMPLESTOWE 3106	$3,028,000	07/02/2025

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: 02/07/2025 16:16

5 Killibury Court, Templestowe Vic 3106



5 4 2

Property Type: House
Land Size: 4115 sqm approx

Agent Comments

Indicative Selling Price
$2,680,000 - $2,880,000
Median House Price
Year ending March 2025: $1,730,500

Comparable Properties

12 Bamfield Cl TEMPLESTOWE 3106 (REI)

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Price: $2,310,000
Method: Private Sale
Date: 13/06/2025
Property Type: House (Res)

Agent Comments



11 Princely Tce TEMPLESTOWE 3106 (REI)

4 3 5

Price: $2,870,000
Method: Private Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 4051 sqm approx

Agent Comments



128-130 Serpells Rd TEMPLESTOWE 3106 (REI)

5 5 5

Price: $3,028,000
Method: Private Sale
Date: 07/02/2025
Property Type: House (Res)
Land Size: 4047 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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