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	12 Valencia Terrace, 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 $1,700,000 Property Type House Suburb Templestowe

Period - From 01/07/2024 to 30/06/2025 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 Glenvill Ct TEMPLESTOWE 3106	$1,621,500	23/08/2025
2	29 Templemore Dr TEMPLESTOWE 3106	$1,589,000	23/08/2025
3	15 Hillhouse Rd TEMPLESTOWE 3106	$1,605,000	18/06/2025

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: 27/08/2025 09:25

12 Valencia Terrace, Templestowe Vic 3106



4 2 2

Property Type: House
Land Size: 1087 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2025: $1,700,000

Comparable Properties



12 Glenvill Ct TEMPLESTOWE 3106 (REI)

5 2 2

Price: $1,621,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



29 Templemore Dr TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,589,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 948 sqm approx

Agent Comments



15 Hillhouse Rd TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,605,000
Method: Sold After Auction
Date: 18/06/2025
Property Type: House (Res)
Land Size: 926 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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