

# 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 3 Pinewood Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,970,000

### Median sale price

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

Period - From 01/10/2025 to 31/12/2025 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	5 Caprice Ct TEMPLESTOWE 3106	\$2,850,000	17/11/2025
2			
3			

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.

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**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 4330 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,700,000 - \$2,970,000  
**Median House Price**  
December quarter 2025: \$1,750,000

## Comparable Properties



5 Caprice Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** House (Res)  
**Land Size:** 4471 sqm approx

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.