

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

G04/27-29 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,390,000

Median sale price

Median price

\$1,030,000

Property Type

Unit

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	G01/27 Serpells Rd TEMPLESTOWE 3106	\$1,520,000	24/12/2025
2	G02/29 Serpells Rd TEMPLESTOWE 3106	\$1,480,000	24/12/2025
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.~~

This Statement of Information was prepared on:

02/02/2026 14:48

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Indicative Selling Price

\$1,390,000

Median Unit Price

December quarter 2025: \$1,030,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



G01/27 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$1,520,000

Method: Private Sale

Date: 24/12/2025

Property Type: Apartment



G02/29 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$1,480,000

Method: Private Sale

Date: 24/12/2025

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 8841 4888



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