

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

259 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Single price \$2,100,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Templestowe

Period - From 01/07/2025

to 30/09/2025

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	268 Serpells Rd TEMPLESTOWE 3106	\$2,118,000	18/10/2025
2	18 Apple Blossom Ct TEMPLESTOWE 3106	\$2,100,000	14/10/2025
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:

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Indicative Selling Price

\$2,100,000

Median House Price

September quarter 2025: \$1,600,000



 5  3  3

Property Type: House

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



268 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 6  3  2

Price: \$2,118,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 777 sqm approx



18 Apple Blossom Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,100,000

Method: Sold Before Auction

Date: 14/10/2025

Property Type: House (Res)

Land Size: 784 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.

Account - Jellis Craig | P: 03 8841 4888



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