Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	5 Templeton Street, Guildford Vic 3451

Indicative selling price

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

Single price $319,000

Median sale price

Median price $635,000 Property Type House Suburb Guildford

Period - From 10/02/2025 to 09/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 10/02/2026 16:19

5 Templeton Street, Guildford Vic 3451



1 1

Property Type: House (Res)
Land Size: 3159 sqm approx

Agent Comments

Indicative Selling Price
$319,000
Median House Price
10/02/2025 - 09/02/2026: $635,000

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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