

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

1/13 Glendale Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,110,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

07/09/2025

to

06/09/2026

Source

Property Data

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	6/224-226 Foote St TEMPLESTOWE 3106	\$850,000	30/06/2026
2	2/23 Glendale Av TEMPLESTOWE 3106	\$850,000	04/06/2026
3	3/11 Glendale Av TEMPLESTOWE 3106	\$835,000	29/03/2026

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:

07/09/2026 15:54



 3  2  1

Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
07/09/2025 - 06/09/2026: \$1,110,000

Comparable Properties



6/224-226 Foote St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 30/06/2026
Property Type: Townhouse (Res)

2/23 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 04/06/2026
Property Type: House (Res)



3/11 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$835,000
Method: Auction Sale
Date: 29/03/2026
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888