

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

1-2 Read Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Templestowe

Period - From 01/07/2025

to

30/06/2026

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	32 Monckton Rd TEMPLESTOWE 3106	\$2,125,000	28/02/2026
2	6-8 St Georges Av TEMPLESTOWE 3106	\$2,260,000	14/02/2026
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

\$2,200,000 - \$2,400,000

Median House Price

Year ending June 2026: \$1,600,000



 5  3  4

Property Type: House

Land Size: 4059 sqm approx

Agent Comments

Comparable Properties



32 Monckton Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  4

Price: \$2,125,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House

Land Size: 4219 sqm approx



6-8 St Georges Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$2,260,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 3848 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.