

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

10 Emerald Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,480,000

&

\$1,600,000

Median sale price

Median price \$1,627,500

Property Type House

Suburb Templestowe

Period - From 01/04/2025

to

31/03/2026

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	1/267 Porter St TEMPLESTOWE 3106	\$1,550,000	11/04/2026
2	50 Greenridge Av TEMPLESTOWE 3106	\$1,570,000	14/03/2026
3	7 Gum Ridge Cl TEMPLESTOWE 3106	\$1,410,000	07/03/2026

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:

28/05/2026 16:56

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Indicative Selling Price

\$1,480,000 - \$1,600,000

Median House Price

Year ending March 2026: \$1,627,500



4 2 2

Property Type: House

Land Size: 575 sqm approx

Agent Comments

Comparable Properties



1/267 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,550,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)



50 Greenridge Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,570,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 670 sqm approx



7 Gum Ridge CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,410,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)