

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 17 Sarah Crescent, Templestowe

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price range \$2,850,000 & \$3,135,000

Median sale price

Median price \$1,500,000 Property type House Suburb Templestowe

Period - From 01/04/2026 to 30/06/2026 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 323 Church Road, Templestowe	\$ 2,935,000	5/3/26
2. 13 Sarah Crescent, Templestowe	\$ 3,720,000	2/4/26
3.	\$	

This Statement of Information was prepared on: 21/08/2026