

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

24 Glen Orchard Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,980,000

&

\$2,178,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Templestowe

Period - From 17/07/2025

to

16/07/2026

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	235 Serpells Rd TEMPLESTOWE 3106	\$2,211,000	23/05/2026
2	1 Camelot Ct DONCASTER EAST 3109	\$2,050,000	31/03/2026
3	20 Browning Dr TEMPLESTOWE 3106	\$2,175,000	27/03/2026

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:

17/07/2026 10:14



5 3 2

Property Type: House
Land Size: 781 sqm approx
Agent Comments

Indicative Selling Price
\$1,980,000 - \$2,178,000
Median House Price
17/07/2025 - 16/07/2026: \$1,600,000

Comparable Properties



235 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 2

Price: \$2,211,000
Method: Auction Sale
Date: 23/05/2026
Rooms: 8
Property Type: House (Res)
Land Size: 861 sqm approx



1 Camelot Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 3 2

Price: \$2,050,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 850 sqm approx



20 Browning Dr TEMPLESTOWE 3106 (VG)

Agent Comments

5 - -

Price: \$2,175,000
Method: Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 2218 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977



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