

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

29 Monckton Road, 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 \$1,500,000

Property Type Vacant land

Suburb Templestowe

Period - From 30/07/2025

to

29/07/2026

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		
2		
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:

30/07/2026 09:42

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Indicative Selling Price
\$2,200,000 - \$2,400,000
Median Land Price
30/07/2025 - 29/07/2026: \$1,500,000



Property Type: Land parcel
Land Size: 6322 sqm approx

Agent Comments

A Rare Landholding Opportunity in Prestigious Templestowe Land Size: 6,322 sqm (approx.) Set in one of Templestowe's most tightly held pockets, this substantial allotment of approximately 6,322 m² presents a rare opportunity to secure a premium landholding with outstanding potential.

Comparable Properties

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.