

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

3 Winifred Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,950,000

&

\$3,200,000

Median sale price

Median price \$1,573,750

Property Type House

Suburb Templestowe

Period - From 01/01/2026

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	323 Church Rd TEMPLESTOWE 3106	\$2,935,000	05/03/2026
2	28 Chivers Rd TEMPLESTOWE 3106	\$3,310,000	13/11/2025
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:

06/05/2026 10:51



Property Type: House

Land Size: 4001 sqm approx

Agent Comments

Comparable Properties



323 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,935,000

Method: Private Sale

Date: 05/03/2026

Property Type: House (Res)

Land Size: 3538 sqm approx



28 Chivers Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$3,310,000

Method: Private Sale

Date: 13/11/2025

Property Type: House

Land Size: 4188 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.