

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

354 Porter Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,635,000

Property Type

House

Suburb

Templestowe

Period - From

01/06/2025

to

31/05/2026

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	1 Warrick Gr TEMPLESTOWE 3106	\$1,900,000	23/05/2026
2	24 Forest Ct TEMPLESTOWE 3106	\$1,850,000	23/04/2026
3	17 Bedervale Dr TEMPLESTOWE 3106	\$1,720,000	28/03/2026

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:

01/06/2026 14:20



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Property Type: House (Res)

Land Size: 1216 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

01/06/2025 - 31/05/2026: \$1,635,000

Comparable Properties



1 Warrick Gr TEMPLESTOWE 3106 (REI)

Agent Comments

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 2

Price: \$1,900,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 1013 sqm approx



24 Forest Ct TEMPLESTOWE 3106 (VG)

Agent Comments

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Price: \$1,850,000

Method: Sale

Date: 23/04/2026

Property Type: House (Res)

Land Size: 1764 sqm approx



17 Bedervale Dr TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$1,720,000

Method: Private Sale

Date: 28/03/2026

Property Type: House

Land Size: 1026 sqm approx