

# 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

4 Renoir Avenue, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Templestowe

Period - From 01/07/2025

to

30/06/2026

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 | 15 Templemore Dr TEMPLESTOWE 3106      | \$1,257,000 | 30/05/2026   |
| 2 | 15 Long Valley Way DONCASTER EAST 3109 | \$1,310,000 | 18/04/2026   |
| 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:

21/09/2026 17:08

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending June 2026: \$1,600,000



4 2 2

**Property Type:** House

**Land Size:** 785 sqm approx

**Agent Comments**

## Comparable Properties



**15 Templemore Dr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,257,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)



**15 Long Valley Way DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,310,000

**Method:** Sold Before Auction

**Date:** 18/04/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 830 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.

**Account - Jellis Craig** | P: 03 8841 4888