

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

41 Crawford Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,378,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2025

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	3 Somerville St DONCASTER 3108	\$1,400,000	17/03/2026
2	20 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,370,000	12/11/2025
3	24 Winston Dr DONCASTER 3108	\$1,400,000	05/11/2025

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:

15/04/2026 16:58



3 2 2

Property Type: House
Land Size: 764 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2026: \$1,378,000

Comparable Properties



3 Somerville St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 759 sqm approx

20 Feathertop Av TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

3 - -

Price: \$1,370,000
Method: Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 732 sqm approx



24 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 660 sqm approx