

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

42 Birchgrove Crescent, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

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	11 Kalimna Cr DONCASTER 3108	\$1,380,000	22/05/2026
2	27 Ferndell Cr TEMPLESTOWE 3106	\$1,300,000	14/05/2026
3	1 Crellin St DONCASTER EAST 3109	\$1,370,000	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:

11/06/2026 16:00



Property Type:
Divorce/Estate/Family Transfers
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
March quarter 2026: \$1,573,750

Comparable Properties



11 Kalimna Cr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,380,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)
Land Size: 725 sqm approx



27 Ferndell Cr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)



1 Crellin St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 28/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 661 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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