

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

52 Greenridge Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,570,000

&

\$1,650,000

Median sale price

Median price \$1,495,000

Property Type House

Suburb Templestowe

Period - From 01/04/2026

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	4 Greenock PI TEMPLESTOWE 3106	\$1,680,000	02/05/2026
2	9 Larool CI DONCASTER EAST 3109	\$1,768,000	02/05/2026
3	50 Greenridge Av TEMPLESTOWE 3106	\$1,570,000	14/03/2026

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:

08/07/2026 15:46



 5  3  2

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$1,570,000 - \$1,650,000
Median House Price
June quarter 2026: \$1,495,000

Comparable Properties



4 Greenock PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,680,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 733 sqm approx



9 Larool CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,768,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 767 sqm approx



50 Greenridge Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,570,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 6
Property Type: House (Res)
Land Size: 670 sqm approx

Account - Barry Plant | P: 03 9842 8888