

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

5A The Grange, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,110,000

Property Type Townhouse

Suburb Templestowe

Period - From 07/09/2025

to

06/09/2026

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	18a Maldon Cr DONCASTER EAST 3109	\$1,060,000	31/08/2026
2	9 Olron Rise DONCASTER EAST 3109	\$1,628,000	18/04/2026
3	23a Linton Av TEMPLESTOWE LOWER 3107	\$1,680,000	08/03/2026

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:

07/09/2026 16:11



4
 3
 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,680,000

Median Townhouse Price

07/09/2025 - 06/09/2026: \$1,110,000

Comparable Properties



18a Maldon Cr DONCASTER EAST 3109 (REI)

Agent Comments

4
 3
 2

Price: \$1,060,000

Method:

Date: 31/08/2026

Property Type: House



9 Olron Rise DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,628,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 257 sqm approx



23a Linton Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,680,000

Method: Private Sale

Date: 08/03/2026

Property Type: House

Land Size: 327 sqm approx

Account - VICPROP | P: 03 8888 1011



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