

# 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

6/5 Glendale 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

\$750,000

&

\$810,000

### Median sale price

Median price

\$1,030,000

Property Type

Unit

Suburb

Templestowe

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 | 3/11 Glendale Av TEMPLESTOWE 3106 | \$835,000 | 29/03/2026   |
| 2 | 2/11 Glendale Av TEMPLESTOWE 3106 | \$888,000 | 22/05/2026   |
| 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:

15/06/2026 13:20

Andrew Keleher

8841 4888

0417 599 135

andrewkeleher@jellisrcraig.com.au

**Indicative Selling Price**

\$750,000 - \$810,000

**Median Unit Price**

Year ending March 2026: \$1,030,000



 2  2  1

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**3/11 Glendale Av TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 29/03/2026

**Property Type:** Townhouse (Res)



**2/11 Glendale Av TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$888,000

**Method:** Private Sale

**Date:** 22/05/2026

**Property Type:** House - Terrace

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