

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

8 Strand Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,750,000

&

\$1,925,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Templestowe

Period - From

01/10/2025

to

31/12/2025

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	5 Regency PI DONCASTER EAST 3109	\$1,830,000	21/02/2026
2	13 Glendarragh Rd TEMPLESTOWE 3106	\$1,858,888	21/02/2026
3	261 Serpells Rd TEMPLESTOWE 3106	\$1,920,000	13/12/2025

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:

10/03/2026 16:09



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 845 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
December quarter 2025: \$1,750,000

Comparable Properties



5 Regency PI DONCASTER EAST 3109 (REI)

Agent Comments

5 2 2

Price: \$1,830,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 652 sqm approx



13 Glendarragh Rd TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 3

Price: \$1,858,888
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 665 sqm approx



261 Serpells Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

5 3 3

Price: \$1,920,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 786 sqm approx