

# 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

1/75 The Grange, 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 \$1,200,000 & \$1,280,000

### Median sale price

Median price \$1,092,500 Property Type Townhouse Suburb Templestowe

Period - From 03/03/2025 to 02/03/2026 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	2/7 Sharon St DONCASTER 3108	\$1,325,000	14/02/2026
2	3/15 Glendale Av TEMPLESTOWE 3106	\$1,200,000	19/12/2025
3	4/21 Victoria St DONCASTER 3108	\$1,328,000	18/10/2025

**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:

03/03/2026 13:57



 4
  2
  2

**Property Type:** Townhouse (Res)

**Land Size:** 289 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,280,000

**Median Townhouse Price**

03/03/2025 - 02/03/2026: \$1,092,500

## Comparable Properties



**2/7 Sharon St DONCASTER 3108 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 240 sqm approx



**3/15 Glendale Av TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 4
  3
  2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** Townhouse (Res)



**4/21 Victoria St DONCASTER 3108 (REI/VG)**

Agent Comments

 4
  3
  2

**Price:** \$1,328,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx

Account - VICPROP | P: 03 8888 1011



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