

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

18 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)

Single price

or range between

\$1,850,000

&

\$1,950,000

### Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

TEMPLESTOWE

Period - From

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### Comparable property sales

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

9 MILLWOOD COURT TEMPLESTOWE VIC 3106

\$1,923,000

14-Dec-24

14 GLEN COURT TEMPLESTOWE VIC 3106

\$1,830,000

14-Nov-25

3 NORAL COURT TEMPLESTOWE VIC 3106

\$1,920,000

08-Nov-25

This Statement of Information was prepared on: 26/11/2025