

# 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

5 Bramber Court, 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 \$1,650,000 & \$1,725,000

### 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	3 Beverly Hills Dr TEMPLESTOWE 3106	\$1,656,000	18/10/2025
2	11 Augustus Rise TEMPLESTOWE 3106	\$1,765,000	25/10/2025
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: 10/03/2026 16:35

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4 2 2

**Property Type:** House  
**Land Size:** 1050 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,725,000  
**Median House Price**  
December quarter 2025: \$1,750,000

## Comparable Properties



**3 Beverly Hills Dr TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,656,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**11 Augustus Rise TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,765,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 529 sqm approx

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**



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