

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

1/267 Porter Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,621,500 Property Type House Suburb Templestowe

Period - From 01/01/2025 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	2/75 The Grange TEMPLESTOWE 3106	\$1,300,000	14/03/2026
2	3/340 Porter St TEMPLESTOWE 3106	\$1,430,000	05/02/2026
3	296 Porter St TEMPLESTOWE 3106	\$1,510,000	25/10/2025

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: 18/03/2026 12:33

Dallas Taylor

8841 4808

0408 217 778

dallastaylor@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2025: \$1,621,500



4 2 2

Property Type: House

Agent Comments

Comparable Properties



2/75 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,300,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



3/340 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,430,000

Method: Auction Sale

Date: 05/02/2026

Property Type: Townhouse (Res)



296 Porter St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,510,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 8841 4888