

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 Warrick Grove, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,627,500

Property Type

House

Suburb

Templestowe

Period - From

01/04/2025

to

31/03/2026

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	9 Glen Orchard Ct TEMPLESTOWE 3106	\$1,930,000	14/03/2026
2	21 Carlton Ct TEMPLESTOWE 3106	\$1,814,000	27/11/2025
3	3 Noral Ct TEMPLESTOWE 3106	\$1,920,000	08/11/2025

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:

23/04/2026 12:01

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jellisrcraig.com.au



4 2 2

Property Type: House
Land Size: 1013 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending March 2026: \$1,627,500

Comparable Properties



9 Glen Orchard Ct TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

4 2 3

Price: \$1,930,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 862 sqm approx



21 Carlton Ct TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,814,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 897 sqm approx



3 Noral Ct TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,920,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House
Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 8841 4888