

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 Ashcroft Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,573,750 Property Type House Suburb Templestowe

Period - From 01/01/2026 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	1/75 The Grange TEMPLESTOWE 3106	\$1,325,000	28/03/2026
2	2/75 The Grange TEMPLESTOWE 3106	\$1,300,000	14/03/2026
3	2/7 Sharon St DONCASTER 3108	\$1,325,000	14/02/2026

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.~~

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2026: \$1,573,750



4 2 2

Property Type: House

Land Size: 341 sqm approx

Agent Comments

Comparable Properties



1/75 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,325,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



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)



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

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

Account - Jellis Craig | P: 03 8841 4888