

# 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 50 Greenridge Avenue, 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 \$1,500,000 & \$1,650,000

### 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 Orion PI DONCASTER EAST 3109	\$1,500,000	22/11/2025
2	29 Rowan St DONCASTER EAST 3109	\$1,520,000	05/11/2025
3	41 Woodlea St DONCASTER EAST 3109	\$1,621,000	18/10/2025

**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: 19/02/2026 17:01



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**Property Type:** House  
**Land Size:** 750 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
**Median House Price**  
 December quarter 2025: \$1,750,000

## Comparable Properties



**3 Orion PI DONCASTER EAST 3109 (REI/VG)**

Agent Comments

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**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**29 Rowan St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

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**Price:** \$1,520,000  
**Method:** Sold Before Auction  
**Date:** 05/11/2025  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**41 Woodlea St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

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**Price:** \$1,621,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx

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