

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

2/75 The Grange, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,200,000 & \$1,280,000

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	2/7 Sharon St DONCASTER 3108	\$1,325,000	14/02/2026
2	3/15 Glendale Av TEMPLESTOWE 3106	\$1,200,000	19/12/2025
3	16a Flowerdrum CI TEMPLESTOWE 3106	\$1,238,000	13/12/2025

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:

16/02/2026 16:27

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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,280,000
Median House Price
Year ending December 2025: \$1,621,500

Comparable Properties



2/7 Sharon St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,325,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Single)
Land Size: 240 sqm approx



3/15 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 3 2

Price: \$1,200,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Res)



16a Flowerdrum CI TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,238,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 418 sqm approx

Account - Jellis Craig | P: 03 8841 4888