

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

7 Bronte Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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	224 Andersons Creek Rd DONCASTER EAST 3109	\$1,488,800	27/01/2026
2	3 Orion PI DONCASTER EAST 3109	\$1,500,000	22/11/2025
3	1 Louisa PI TEMPLESTOWE 3106	\$1,485,000	05/10/2025

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:

02/02/2026 20:15

7 Bronte Rise, Templestowe Vic 3106



 4  2  2

Property Type: House (Res)

Land Size: 713 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

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

Comparable Properties



224 Andersons Creek Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,488,800

Method: Private Sale

Date: 27/01/2026

Property Type: House



3 Orion PI DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  3

Price: \$1,500,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 657 sqm approx



1 Louisa PI TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,485,000

Method: Private Sale

Date: 05/10/2025

Property Type: House

Land Size: 868 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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