

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 GUM RIDGE CLOSE TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,627,500

Property type

House

Suburb

Templestowe

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

2 MONT CLOSE DONCASTER EAST VIC 3109	\$1,350,000	08-Dec-25
103 THE GRANGE TEMPLESTOWE VIC 3106	\$1,413,000	13-Dec-25
3/338-340 PORTER STREET TEMPLESTOWE VIC 3106	\$1,430,000	06-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 11 February 2026



2 MONT CLOSE DONCASTER EAST VIC 3109

Sold Price

^{RS}

\$1,350,000

Sold Date

08-Dec-25

 4  2  2

Distance

1.7km



103 THE GRANGE TEMPLESTOWE VIC 3106

Sold Price

^{RS}

\$1,413,000

Sold Date

13-Dec-25

 4  2  2

Distance

1.79km



3/338-340 PORTER STREET TEMPLESTOWE VIC 3106

Sold Price

^{RS}

\$1,430,000

Sold Date

06-Feb-26

 4  2  2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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