

# 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 37 Beecroft Crescent, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,660,000

### 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	27 Niland Rise TEMPLESTOWE 3106	\$1,625,000	18/02/2026
2	9 Glen Ct TEMPLESTOWE 3106	\$1,750,000	28/11/2025
3	5 Ryall Ct DONCASTER 3108	\$1,650,000	08/10/2025

**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:

13/04/2026 10:49



5   
 3   
 2

**Property Type:** House (Res)

**Land Size:** 968 sqm approx

**Agent Comments**

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.

**Indicative Selling Price**

\$1,660,000

**Median House Price**

March quarter 2026: \$1,573,750

## Comparable Properties



**27 Niland Rise TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

4   
 2   
 3

**Price:** \$1,625,000

**Method:** Sold Before Auction

**Date:** 18/02/2026

**Property Type:** House (Res)

**Land Size:** 790 sqm approx



**9 Glen Ct TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 28/11/2025

**Property Type:** House (Res)

**Land Size:** 1009 sqm approx



**5 Ryall Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

5   
 3   
 4

**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 08/10/2025

**Property Type:** House (Res)

**Land Size:** 1116 sqm approx

**Account - Barry Plant** | P: 03 9842 8888