

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

Range between \$1,550,000 & \$1,650,000

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: 04/05/2026 11:16



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 3
 2

Property Type: House
Land Size: 968 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 March quarter 2026: \$1,573,750

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.

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

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 3
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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