

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  
100 Greenridge Avenue, Templestowe Vic 3106

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  Property Type  Suburb   
Period - From  to  Source

**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.

<b>Address of comparable property</b>		<b>Price</b>	<b>Date of sale</b>
1	103 The Grange TEMPLESTOWE 3106	\$1,413,000	13/12/2025
2	6 Tracey St DONCASTER EAST 3109	\$1,791,000	30/08/2025
3	8 Amberwood Ct TEMPLESTOWE 3106	\$1,480,000	09/08/2025

**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:



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

December quarter 2025: \$1,750,000

## Comparable Properties



**103 The Grange TEMPLESTOWE 3106 (REI)**



**Price:** \$1,413,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

Agent Comments



**6 Tracey St DONCASTER EAST 3109 (REI/VG)**



**Price:** \$1,791,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

Agent Comments



**8 Amberwood Ct TEMPLESTOWE 3106 (REI/VG)**



**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** House (Res)

**Land Size:** 766 sqm approx

Agent Comments

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