

# 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

36 Matisse Drive, 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 \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Templestowe

Period - From 01/07/2025

to

30/09/2025

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	3 Tidcombe Cr DONCASTER EAST 3109	\$1,730,000	06/11/2025
2	4 Bantry Gr TEMPLESTOWE 3106	\$1,550,000	18/10/2025
3	12 Tidcombe Cr DONCASTER EAST 3109	\$1,720,000	10/10/2025

**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:

10/11/2025 11:15

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**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

September quarter 2025: \$1,600,000



 4  2  2

**Property Type:** House

**Land Size:** 845 sqm approx

**Agent Comments**

## Comparable Properties



**3 Tidcombe Cr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,730,000

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** House

**Land Size:** 892 sqm approx



**4 Bantry Gr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  2  5

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 786 sqm approx



**12 Tidcombe Cr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,720,000

**Method:** Sold Before Auction

**Date:** 10/10/2025

**Property Type:** House (Res)

**Land Size:** 835 sqm approx

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