

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 2-6 Mcdonald Avenue, Templestowe Vic 3106
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe
Period - From 01/10/2025 to 31/12/2025 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	5 Caprice Ct TEMPLESTOWE 3106	\$2,850,000	17/11/2025
2	56-58 Serpells Rd TEMPLESTOWE 3106	\$2,600,000	10/09/2025
3	5 Killibury Ct TEMPLESTOWE 3106	\$2,775,000	19/07/2025

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:

15/01/2026 17:22



Property Type: House

Land Size: 5566 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

December quarter 2025: \$1,750,000

Comparable Properties



5 Caprice Ct TEMPLESTOWE 3106 (REI)



5



3



2

Price: \$2,850,000

Method: Private Sale

Date: 17/11/2025

Property Type: House (Res)

Land Size: 4471 sqm approx

Agent Comments



56-58 Serpells Rd TEMPLESTOWE 3106 (REI)



3



2



2

Price: \$2,600,000

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 4355 sqm approx

Agent Comments



5 Killibury Ct TEMPLESTOWE 3106 (REI/VG)



5



4



2

Price: \$2,775,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)

Land Size: 4116 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888