

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

2-6 McDonald Avenue, Templestowe Vic 3106

Indicative selling price

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

Single price

\$2,800,000

Median sale price

Median price

\$1,495,000

Property Type

House

Suburb

Templestowe

Period - From

01/04/2026

to

30/06/2026

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	3 Winifred Ct TEMPLESTOWE 3106	\$2,950,000	11/07/2026
2	25 Bamfield CI TEMPLESTOWE 3106	\$3,010,000	05/06/2026
3			

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:

04/08/2026 10:07



 4  2  2

Property Type: House
Land Size: 5566 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000
Median House Price
June quarter 2026: \$1,495,000

Comparable Properties



3 Winifred Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  4

Price: \$2,950,000
Method: Private Sale
Date: 11/07/2026
Property Type: House
Land Size: 4001 sqm approx



25 Bamfield Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  4  4

Price: \$3,010,000
Method: Private Sale
Date: 05/06/2026
Property Type: House (Res)
Land Size: 4044 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888