

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 6/31 Oliver Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,240,000 Property Type Unit 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	1/75 The Grange TEMPLESTOWE 3106	\$1,325,000	28/03/2026
2	2/75 The Grange TEMPLESTOWE 3106	\$1,300,000	14/03/2026
3	3/340 Porter St TEMPLESTOWE 3106	\$1,430,000	05/02/2026

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: 25/05/2026 09:39



 4  2  2

Property Type: Unit
Land Size: 383 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
March quarter 2026: \$1,240,000

Comparable Properties



1/75 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,325,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



2/75 The Grange TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,300,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)



3/340 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000
Method: Auction Sale
Date: 05/02/2026
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888