

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
10 Oxford Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$4,800,000 & \$5,280,000

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	47 Obriens La TEMPLESTOWE 3106	\$4,540,000	10/07/2025
2	11a Read St TEMPLESTOWE 3106	\$4,800,000	20/05/2025
3	9 Bellbird PI WARRANDYTE 3113	\$4,250,000	07/05/2025

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:

14/01/2026 12:11

**Property Type:** House**Land Size:** 4114 sqm approx**Agent Comments**

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.

Indicative Selling Price

\$4,800,000 - \$5,280,000

Median House Price

December quarter 2025: \$1,750,000

Comparable Properties

**47 Obriens La TEMPLESTOWE 3106 (REI/VG)****Price:** \$4,540,000**Method:** Private Sale**Date:** 10/07/2025**Property Type:** House (Res)**Land Size:** 4034 sqm approx**Agent Comments****11a Read St TEMPLESTOWE 3106 (VG)****Price:** \$4,800,000**Method:** Sale**Date:** 20/05/2025**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 4005 sqm approx**Agent Comments****9 Bellbird Pl WARRANDYTE 3113 (REI/VG)****Price:** \$4,250,000**Method:** Private Sale**Date:** 07/05/2025**Property Type:** House**Land Size:** 4384 sqm approx**Agent Comments****Account - Barry Plant | P: 03 9842 8888**